



# PHEASANT POINT I HOMEOWNERS ASSOCIATION (“PP1HOA”)

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Annual Meeting

A G E N D A

Tuesday, January 10th, 2023 @ 6:30 p.m.

ZOOM

## **Board of Directors (“Directors” or “Board”):**

- a. Craig J. Klaas
- b. Deneen Wellik
- c. Melissa Thomley

## **Officers**

- a. **President:** Craig J. (C.J.) Klaas
- b. **Vice-President:** Vacant
- c. **Secretary:** Deneen Wellik
- d. **Treasurer:** Melissa Thomley

## **Committees**

1. **Architectural Control Committee (“ACC”)(Created in Article XIV of Bylaws)**
  - a. Sonali Ray
  - b. Dale Egeberg
  - c. Mary Ozers
2. **Parks Committee (“PC”)(Created by need and not as a requirement of the Bylaws)**
  - a. Mike Schubert
3. **Mailbox Committee (“MC”)(Created by need and not as a requirement of the Bylaws)**
  - a. Mike Schubert
  - b. Craig J. (C.J.) Klaas
4. **Terms & Covenants Committee (“TCC”)(Created by need as a bi-product of the 2020 Annual PPIHOA meeting and not as a requirement of the Bylaws)**
  - a. Deneen Wellik
  - b. Sonali Ray
  - c. Mary Ozers
  - d. Charles Anderson
  - e. Dale Steber
  - f. Dale Egeberg

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## **1. RECORD MEETING**

2. Call meeting to order

3. President’s address

## **As outlined in Bylaws & Covenants & Restrictions...**

- purpose of HOA, number of lots/members, definition of “quorum” (51%) for transaction of business, powers & duties of directors elected by members, powers & duties of officers elected by directors, importance of annual budget and inability of board to spend more than \$1,000 in excess of budget without member approval, reminder of reference to “current roster”, or amendment of Bylaws requires 67% agreement of the lots, plat map & outlot 2 photos.
- PLEASE READ the Covenants & Restrictions available on our website: [bit.ly/pheasantpoint](http://bit.ly/pheasantpoint)
- Electronic access to core PP1HOA documents and information (ex: Covenants and Restrictions, Bylaws, Amendments, Meeting minutes, Newsletters, Mailboxes, etc.) ([bit.ly/pheasantpoint](http://bit.ly/pheasantpoint))
- We live in an AMAZING neighborhood and we hope the PP1HOA can play a small part in keeping it that way.
- The PP1HOA Directors and Officers follow a “Parliamentary Procedure” for running our annual meetings, which are then governed by “Robert’s Rules of Order” which include “Main Motions” requiring a 2nd, with a vote thereafter.

## **4. Roll of Lot Owners**

Certify Proxies  
Verify Quorum

## **5. Approval of Minutes From 2022 Meeting.**

## **6. Treasurer’s Report (Melissa Thomley)**

- Balance of Accounts (As of 1/1/2023:)
  - Pond Account: \$13,800 (Was \$11,700 1 year ago).
  - General Account: \$14,273.76 (Was \$13,129.98 1 year ago).
- We spent almost \$1,200 less than we had approved in our 2022 budget. We spent almost \$1,000 less than we had approved in our 2021 budget.
- Explain Long-Term Pond Fund
- Explain how dues were raised from 2021 to 2022 from \$220/lot owner to \$240/lot owner..
  - We do not plan to raise dues again.
- Venmo request but will stick to checks

## **7. Secretary’s Report (Deneen Wellik)**

- Attempt to update our PP1HOA Directory (aka: “Current Roster” as stated in Bylaws)
- Annual creation and delivery of PP1HOA Newsletter
- Use of NextDoor & new Facebook Page (more to come in New Business) for communications.
- Electronic access to core PP1HOA documents and information (ex: Covenants and Restrictions, Bylaws, Amendments, Meeting minutes, Newsletters, Mailboxes, etc.) ([bit.ly/pheasantpoint](http://bit.ly/pheasantpoint))

## **8. Committee Reports**

### **a. Parks Committee (“PC”) Report (Mike Schubert)**

- HOA workday update
- Considerations and recommendations

### **b. Architectural Control Committee (“ACC”) Report (Dale Egeberg, Mary Ozers, & Sonali Ray)**

- The general ACC process (who/when/and why to contact the ACC)
- Landscaping points spreadsheet
- Updates on situations addressed in 2022
- ACC reminders

**c. Mailbox Committee (“MC”) Report (Mike Schubert & Craig J. (C.J.) Klaas)**

- 2020, 2021 and 2022 mailbox and street sign refurbishment project.
- Condition of mailboxes
- Mailbox details & parts (requirements, measurements, paint colors, etc.) on PP1HOA website.
- New mailbox replacement and management vendor (THANK YOU MIKE SCHUBERT!)

**9. Unfinished Business**

- None

**10. New Business**

- Questions?
- Review and approve 2023 budget
- New Facebook page created by Mary Whitcomb
- HOA President notice regarding temporary lack of adherence to section 6 of Covenants and Restrictions regarding “Parking of Vehicles”.
- Addition and/or subtraction of Directors, Officers or Committee Members
  - **Needs:**
    - Vice President
    - Volunteers for annual work day in summers.

**11. Adjourn**