

Board Members present: Manny, Ken, Annette, Matt, Andra, Fred and Joel

Homeowners present: 6 homes were represented.

The meeting was called to order at 7:00pm. A quorum was not present.

The existing board will continue in service for the next year. We presently have 9 members on the board, which is the limit as stated in an amendment to our By-Laws. We always welcome homeowners who want to participate in the working of our community.

Our financial position continues to be strong.

**Communication** – We have various methods of communicating with the neighborhood via our website, facebook pages, mailouts, entrance signs for events and email blasts. The email blasts are currently done infrequently only with urgent information so as not to overwhelm with emails. Mailout are combined as much as possible to conserve postage where possible. We received response from a homeowner interested in assisting with a quarterly communications newsletter update. If you aren't receiving emails please let us know, if you don't use a computer or go online please let us know so we can get the information to you in an alternate way.

**Covenant Violations** – The biggest violation seen is with trash cans being left out past the 24 hour limit. There are a few other issues here and there. We try to use common sense, we're not going to come out with a ruler and measure grass heights, however if there are weeds etc. 2 ft high then that is an issue.

**Covenants** – The 3<sup>rd</sup> Amendment Landscape Maintenance is out for voting and currently needs 1 more to pass. Our current covenants are old and vague. We are in the process of revising the covenants one at a time so as not to overwhelm everyone. We've obtained covenants of surrounding neighborhood communities and are revising ours by taking the best from these other covenants. They get rewritten and over to the attorney for review and approval before sent out for voting. These changes are for the benefit of the Pines and gives out the right to protect our neighborhood and property.

**Detention Pond** – We still have the issue with repair project regarding the insert. The Detention Pond dues fund with community approval was established to collect funds toward this repair.

**Landscape** – The main entrance was recently planted with shrubs and a drip line was placed for cost effectiveness. There is an estimate for the Pinehigh Drive entrance corner which will be done at a later time once Sawnee removes the remaining Bradford pear trees.

**Social** – September 24<sup>th</sup> is the Publix Cooking School (Aprons) Social Event. Cost is \$12.50 per person. The next event will be the Halloween Party which falls on a Monday this year.

**General Discussion** – Rental/Leasing Protection; We are the only HOA in the current area without a rental or leasing restriction and we are researching to find an amendment to address this. There will be hardship considerations. We need to protect our neighborhood from being a target for investment opportunists.

Homeowners posed question about how can we improve attendance at the annual meeting? One suggestion was to move the time up to an earlier time such as 3:00 pm.