



# *The Pines*

AT KIMBALL BRIDGE

January 19<sup>th</sup>, 2025 – 7:00PM

Google Meet

## AGENDA

**Roll Call – Manny Rodriguez, Ken Figiel, Matt McCracken, Robbie Wright – Quorum**

### **Secretary's Report**

**Treasurer:** Budget / Dues Update: \$41,160 in the Budget – 36 Homeowners Late Fees – We will get bids on front entrance lighting to get the beautification work done...

**Correspondence:** Update – Constant fraudsters in Facebook – Matt McCracken has been managing and removing nefarious characters...

### **Covenant Violations:** Update

One owner has not responded to several violation notices, house has significant front facing damage... We will have our legal council get involved in communications... Another owner with damaged siding will get attorney letter communicating HOA self-help...

**Social:** Update – We'll talk about it next meeting...

**Landscape:** Update – Our landscape company has folded... We need to find a new COMMERCIAL landscape company come out and bid out the work... Matt McCracken will bid out the work and will report... Fence is still down on detention pond – we're asking Nunez Painting to fix...

**Government:** No Update

**New Business:** No update

**Upcoming Meeting(s):** Sunday, February 16<sup>th</sup> – 7p...

**Adjournment**