

PLHA Board of Directors Meeting
March 14, 2024

Call to order by BOD President 4:58pm

Present: President Steve Warnecke, VP Bruce Bauss, JJ Frazier, Glenn Martin, Melany Ploof, Lynne Brumund, Anne Cazares, Toni Brown

Absent: Lana

Management present: AMAG, LLC B O'Quinn
One Homeowner present

Quorum of the Board is present, and the meeting was called to order at 4:58pm

Homeowners' forum opened at 4:59:

- One homeowner present who was just observing.

Approval of BOD Minutes

Financial-

Review of Treasurers report; accepted as presented.

- Funds are healthy.
- CD that matured on 03/03/24 was renewed for 7 months as that was the best rate.
- The automatic renewal was for 12 months at 1%
- As CD's mature, we will shop for the best rates at other financial institutions.
- Funds are being kept easily accessible in the event feeder roads need to be repaved over the summer.
- Money will continue to be invested until we reach a point where we do not have to plan for immediate and large expenditures.
- A request was made to increase our rates with the bank with the two money market accounts, but we were told that these are commercial accounts, and we have the best rate available.

Committee reports:

Arc Committee:

- 1425 received approval to remove current deck and add a new deck with a screened porch and a second level over porch. Part of the second level will be roofed.
- Issue with 1725 has been satisfied.
- 1128's request for permission to leave an RV front of unit for 2 days was granted.

Beautification:

- Contract with Townscapes will auto-renew in July.
- It was reported that woodchips are needed on the trail. Requesting that Townscapes take care of it.
- Camellia's and crepe myrtles are doing well and will need pruning. Seeking other sources than Townscapes for pruning.
- Two signs in the median need to be pressure washed and repainted. Steve will post on Nextdoor asking for a volunteer to clean and repaint them.

Lake report:

- Nothing new and too early for testing of water quality.
- Recommended to get pricing on professional testing for the start of the season and the Lake committee will do regular testing after.
- Revisit quote from Edgewater Testing. Offer \$900 for the season to test monthly

Managers' Report –

Spring inspections at the end of the month.

New Business-

No new major projects. Re-inspect the road in the summer. Reserve study could cost \$2,500 - \$3,000

Next meeting is June 13.

Executive session required:**Motion to move into Executive Session by Steve at 5:35, seconded by Toni**

Aged owner balance – proposal by Beverly to send final notice with certification including first 17 (exclude final 3). Certified mail fee would also be charge to HO. Over \$100 balance will receive a certified letter.

Motion to move out of Executive Session by Steve at 5:58 , seconded by Bruce

Meeting Adjourned at 5:58PM

