

Meeting Minutes - July 12th, 2023

Meeting Attendees:

- Jordan Harris (HOA President)
- Jessica Kunz (Board Member)
- Jesse Vaughan (Board Member)
- Kari Robinette (Board Member)
- Brenda Wagstaff (HOA Community Manager, Welch Randall Real Estate)

Meeting Agenda:

1. Met with new community manager Brenda Wagstaff with Welch Randall Real Estate and got caught up to speed on things.
2. "Save the Date" for Member Meeting: The board agreed to schedule the Member Meeting for August 15th, 2023, at 7:00 PM. Brenda will be responsible for sending out the official "Save the Date" announcement to all members.
3. Finalizing the Meeting Agenda: The board will work on the owner meeting agenda to be sent out prior to the meeting.
 - Key-fob Replacement Fee: The board decided to set the key-fob replacement fee at \$25.
 - Financial Review: The board will share the previous financial reports with Brenda for her to review and suggest improvements for the budget.
 - CC&R's Spending Limit: Brenda will review the Covenants, Conditions, and CC&R's to determine the threshold requiring member approval.
 - CC&R Re-write: CC&R rewrite will be discussed at the Town Hall meeting in order to get member input.
 - Pool Cover Proposals: Jesse will send the pool cover proposals to Brenda for further evaluation.
 - Lawn Top Dressing Timing: Jesse will discuss the timing for lawn top dressing with Matt Sutton.
4. Action Items:
 - Brenda: Send out the official "Save the Date" announcement for the Member Meeting on August 15th, 2023.
 - Brenda: Review the previous financial reports and post to the Pinehurst website.
 - Brenda: Review the CC&R's to determine threshold requiring member approval.
 - Jesse: Provide Brenda with the pool cover proposals.

- Jesse: Coordinate with Matt Sutton to determine the appropriate timing for lawn top dressing.
- **Meeting Conclusion:** The meeting concluded with all essential topics discussed and action items assigned.
- **Meeting adjourned:** The meeting was adjourned at approximately 8:00 PM