



PMLOA Meeting Minutes

Location:	Xactware Conference Room
Date:	March 2, 2017
Time:	7:00p.m.

Meeting is called to order: In attendance, Mike Conran, Morgan Warner, Jason Love, Terri Eagan, Randy Fry, Steve Bird, Kirk Tolbert and Cindy Bell.

Update on Action Items:

1. Address the security issue of people gaining access through the trail behind Whispering Pines 3. – The Board will put this on the agenda for a future meeting to go down and survey the area to see if it is feasible to put up a fence or to close it some other way.
2. Mike to follow up with bids on the new electric gate #5. – Mike has gotten some information but does not have pricing yet.
3. Mike to follow up with the truck driver to repair the bridge. – It is a hole that needs concrete. The owner of the trucking company is willing to take care of it when weather permits.
4. Cindy to send names to the collection agency. 5 names have been sent to the collection agency. She has been in contact with the agency and needs to do more homework in collecting the necessary information.

New Items

1. Review closing year's expenses. Morgan motions to accept the 2016 spending report. Jason Love seconds the motion. A unanimous vote is taken in favor, the motion passes.
2. 2017 Budget – Terri Eagan motions to table the budget to the next meeting. Randy Fry seconds the motion. A unanimous vote is taken in favor, the motion passes.
3. Terri motions to purchase QuickBooks online, Randy Fry seconds it. Jason would like to know the costs beforehand. A vote was taken and was approved unanimously.
4. The Excel spreadsheet will be placed online for the Boards review.
5. Statements will be sent out notifying members that they will be sent to collections.

6. Randy Fry motions that we charge interest up to a 10% annual fee. Kirk Tolbert seconds the motion. A vote is taken, ayes, Randy Fry, Terri Eagan, Steve Bird, and Kirk Tolbert. Nays are Jason Love and Morgan Warner. The motion passes.

7. Jason proposes that a plan should be implemented that spells out the time lines to be followed in the collection escalation process.

8. Should a payment plan be offered?

9. Randy will research the best practices for putting together a plan to escalate collections.

10. Morgan Warner motions that we move \$5,000.00 from the checking into the savings account. Jason Love seconds. The vote is unanimous in favor and the motion carries.

11. Morgan Warner motions that any lot purchased after the date of March 2, 2017, will be assessed a due regardless of whether the owner currently owns a lot in the Association. Terri Eagan seconds the motion; the vote is unanimous in favor, the motion passes.

12. Jason Love motions that a new rule will be proposed to the members at the annual meeting to include the language, "Irrespective of the number of legally recorded owners for any given lot within the subdivision, there is only one voting voice for the specific lot in which a due is paid. If an individual or group of individuals own more than one lot, that individual or group of individuals, may have one vote for each lot on which a due is paid during the conducting of any association business." Terri Eagan seconds the motion. A vote is taken, it is unanimous in favor, and the motion passes.

13. Morgan Warner motions that the meeting is adjourned at 10:11 P.M., Jason Love seconds. The motion passes with a unanimous vote. Meeting adjourns.

Action Items:

1. Review the security issue of people gaining access through the trail behind Whispering Pines 3 after the annual meeting.
2. Mike to follow up with bids on the new electric gate.
3. Mike to continue to work with the trucking company to repair the Cedar Creek Bridge.
4. Cindy to run a new AR aging report and continue following up with the collection agency.
5. Put the excel spreadsheet on Go Daddy docs for records prior to QuickBooks.
6. Randy to research a re-payment plan.

Meeting adjourned 10:11 p.m.