

Piatt Meadows Homeowners Association

Annual Meeting Minutes - 2/12/2017

- New trustee election – fill two empty trustee positions
 - Brian Schoemaker
 - vote confirmed Brian as trustee
 - Joseph Scott
 - vote confirmed Joe as trustee
- Vote on James (Jim) Davies as PMHA treasurer
 - vote confirmed Jim as treasurer
- Jim D. provided a financial report (refer to 2016 tax year financial statement)
 - Some key items
 - 22 of 122 lots have paid 2017 dues
 - 5 lots are delinquent for either past dues, the special assessment, or both.
 - * Actions currently in the process on these delinquent accounts include working with the homeowner on payment plan. Property liens have been filed, and for severely delinquent accounts are being discussed for further corrective action.
 - Front entrance landscape work that remains will not receive payment until the work is completed. The winter has halted the work until the spring.
 - Jim has implemented QuickBooks for the PMHA financials. He has sourced a hard copy of the software for a PC instead of a subscription to save on costs. The system will be a more reliable and intuitive tool.
 - No objections were stated regarding the 2017 financial budget
- New Business
 - Newly discovered tax filing setback was discovered
 - 2004 through 2009 have been filed
 - 2013 through 2016 have been filed
 - 2010 through 2012 are currently in the works. These years are requiring more involved research to identify all the proper numbers for those three years.
 - An issue was identified by Jim D. during the tax filing process that our current statutory agent was filed last with Kathy Gentile (former trustee) listed as the agent. To be updated and correct with the filing with the state, the statutory agent for PMHA has been changed to Eric Sullivan.

- Discussion held on the review of the process in handling delinquent dues process.
 - One-time late fee of \$25. Incurred on April 1st, allocated on April 10th.
 - Lien process discussed. Property lien typically has been filed on June 1st by previous trustees. New trustees agreeing they will continue the practice.
 - PMHA members in attendance shared their desire for more harsh actions if lien is ineffective. Past trustees have typically begun discussions of a forced foreclosure after two years, but would attempt to do everything possible to work with a delinquent homeowner. At four years, they process would begin if the situation made sense. The one situation that received the forced foreclosure action resulted in a quick resolution.
 - Past trustee PJ W. explained the forced foreclosure process
 - * \$300 initial phone call to attorney for a financial background investigation
 - * If the process continues, goes into arbitration
 - * After arbitration -> paperwork is filed
 - PMHA trustees (Eric, Brian, and Joe) to document the lien and foreclosure process to make available to the PMHA homeowners.
 - PJ W. brought up the discussion that every lot owner has a legal right to know who is delinquent.
 - * Important note: The PMHA trustees will not be posting any information on the association's website or social media accounts. Nor will they be sending any information out to any members via email or any other documented format. All request for delinquent information will be handled on a request basis and will be done on an in-person basis only.
- Discussion on Deed restrictions and changing process
 - Any change to the deed restrictions will need a 2/3rds vote
 - * $2/3 = 81$ votes (out of 122 lots)
 - * Each owner is allotted 1 vote and only 1 vote per lot
- Procedure(s) on enforcing current deed restrictions
 - A process exists, but enforcement has been decreasing.
 - * difficult to complete
 - * who would be/is responsible
 - discussion tabled for a future meeting

- Discussion on the 2016 special assessment of \$475 and how it was handled
 - Idea to change deed restrictions to require vote for capital improvements was mentioned
 - Before any vote on changing a deed restriction, past trustees have documented everything to make sure things were detailed to maintain the high-quality look of the neighborhood
 - Special assessments are only allowed for capital improvement projects. They cannot be used for just anything
- Discussion on encouraging homeowners to participate in PMHA and voluntary community duties by waiving fees
 - This can only be done if a 2/3rds vote approves
 - * It was mentioned that waiving fees is like being paid, and that becomes a sticky subject being all positions with PMHA are voluntary.
 - Participation would include help with items/activities, such as the Christmas lights contest, summer picnic, etc.
- Outsourcing management of treasury duties was brought up
 - Annual costs were approximately \$3,500
 - * and that was, really, only for billing management
- At the very end, a member asked about what can be done to manage lots that don't keep their properties up. How, or if, can we have enforcement of making homeowners take care of the property image.
 - This was left undiscussed at this time. Trustees weren't aware of any actions they could take. A review of the deed restrictions and future discussion to take place amongst the PMHA trustees.