

Pelican Point Community Association

Annual Meeting Minutes

June 3, 2013

The PPCA Annual Meeting was held at the shelter in the upper park on June 3, 2013. The meeting was called to order by President, Elton Miller at 7:06 p.m.

Members in attendance:

Elton Miller	Meri Brandt	David Holloway
Gary Castle	Laura McCoy	Calvin Greene
Tom Keilman	Juli Miller	Denny Peltó
Rick Honsowetz	Heather & Clint Griffin	Eric Anderson
Julie Smith	Michelle & Matt Krogh	Brian & Freya Liggett
Donald McGraw	Will & Gisela Caballero	Dawn Sandhop
Tom Taylor	Kraig & Amy Fulkerson	Linda Tiffany
Manord Rucker	Keith Uhlinger	Monica McAtee
Karen Stall	Jason McLean	Elizabeth Byington
Steve Boyd	JoAnne Eppers	Jenny & Franco Gasperino
Cathy Noffsinger	Ruth Victor	Bret Nedrow
Steve Noffsinger	John Bross	Brandi Sumner
Delbert McKenzie	Stephanie Voigt	Michael Bonertz
David Skeen	D. Johnson	Kathi Uhlinger
Don Pohjola	Alan White	Larry & Kim Thomas
Steve Spencer	Lou Larsen	

Signed Proxies

Loren Sandhop	Douglas Williamson	Tiffany & Daryl Friesen
Teri Shoemaker	Dennis & Susan Conley	Kathy McGuire
Chuck Sutton	Brian Dano	Charles Myhre
Tom & Nancy Whittle	Kris Dexter	Michael Nordin

It was determined that we had a quorum and the meeting proceeded.

First order of business was to approve the meeting minutes from the 2012 Annual Meeting. A motion was made by Tom Keilman to approve the minutes as written, it was seconded by Delbert McKinzie. The motion was unanimously approved.

Communications:

None where shared.

Nominations for the Board of Directors

President Elton Miller asked if there was anyone who would be willing to serve on the board for the next year. There was one gentleman that said he may be and he would talk to Elton about the duties and decide later.

Elton presented the nominations for the Board of Directors for 2013. He shared that although Mike Bonertz was listed as the Vice President, he had to resign and will not be serving this year. Thank you for your service Mike, it has been a pleasure working with you.

Elton then shared the proposed slate of officers for 2013 are as follows:

- President – Elton Miller
- Vice President – vacant
- Treasurer – Julie Smith
- Secretary – Kim Thomas
- General Member – Gary Castle
- General Member – Steve Boyd
- General Member – Kathi Uhlinger
- General Member – Larry Thomas
- General Member – Karen Stall

Tom Taylor made a motion to approve the slate of officers as presented, it was seconded by Rich Victor. The motion was unanimously approved.

Financial Report

Elton shared that Julie had taken the time to petition the county and she was able to get the “Assessed Property Values” lowered on the “Upper Park” from \$84,500.00 to \$40,000.00 and the “Lower Park” from \$80,000.00 to \$75,000.00. Good job Julie!!

Julie Smith then presented the proposed 2013 budget. There were some questions about the \$18,000.00 for legal fees and the \$10,000.00 for an entrance sign. Resident Tom Taylor along with several other residents voiced their concern and frustration with the sprinkler system at the upper park. The sprinkler system has not been working right for years and there are dry spots and weeds that are becoming an issue. Tom suggested that no money be spent on the sign until the sprinkler system had been looked at by a professional and a plan to update and replace outdated equipment was made. After a lot of discussion about old sprinklers, lack of water pressure, changing stations etc. Elton asked if we could approve the budget as written and then make other suggestions or motions. Delbert McKinzie made a motion to approve the 2013 Budget as written, it was seconded by Rich Victor. The motion was unanimously approved.

Tom Taylor then made a motion that the get a bid or bids from a professional irrigation specialist on what it would take to get the system fixed, it was seconded by Delbert McKinzie. The motion was unanimously approved. Gary Castle is going to follow-up on getting the system looked at since he knows the park system best.

Old Business

In going over last years "Thing's to do List" Elton shared that Kathi Uhlinger had spent a considerable amount of time finding a solution for the playground area covering. She contacted the City of Moses Lake and purchased some from them and had it delivered. She saved a lot of money from the first few bids she had gotten and then spent her time spreading it. Gary came over and helped too. Thanks for all your hard work! Tom Taylor added that the equipment is to be used by children and not adults. There have been teens and adults on the equipment and it has had to have some repair because of it.

There was a little discussion about the entry sign project. Due to the fact that there was only one design submitted and the cost was going to exceed the original estimate, it was decided to put the sign update on the back burner. There needs to be more designs and vendors looked at and more discussion with Mrs. Goodrich, who owns the existing sign and property where the sign is placed.

Elton shared the outcome of Dexter vs PPCA (Lower Park issue.) Judge Sperline ruled in favor of Kris Dexter and said that Pelican Point Subdivisions 1-4 will be the only Subdivisions in the Pelican Point complex that will have access to the lower park area. However, those homeowners can have guests that can also use the lower park area. Judge Sperline also ruled that Mr. Dexter needed to repair the access road that he had destroyed while trying to repair runoff on his property. We are working on having a survey done and having a signed agreement that should alleviate future easement issues.

There were some questions about the gate and the fact that it is very inconsistent for use. There was approximately \$1500.00 spent last year in repairs for the gate. We have looked in to getting electricity to the lower park and the cost is prohibitive. There is an agreement with Mr. Dexter, from an earlier board, that there be a locked gate to access the lower park. We have to abide by that, but we may need to change to a swing gate with a lock and chain. Gary Castle has been working on this constantly and trying to keep it in working order. He will look at the best option and act accordingly.

Thank you to Gary for his work on getting the picnic tables added to the shelter area. He ordered them and set them up. They are a wonderful addition to our park!

New Business

Tom Taylor said he would help out with getting bids and an RFP for the entry sign.

Elton Miller shared that Julie Smith will be resigning her position as treasurer due to time constraints. The board decided to hire an independent bookkeeper, Jennifer Gasperino, to take over all the financial dealing the PPCA has and then report back to the board, through the Treasurer. The board will also run audits throughout the year to keep up on the accounting aspect. Jennifer Gasperino was introduced and shared a little about her background and education. Chris Ries is drawing up a contract for her that will be reviewed by the board and then by Jennifer. She is an independent contractor and not an employee of the board. There was a question of what the cost would be and it was pointed out in the budget, \$4300.00 annually. Everyone agreed it was a good idea and welcomed Jennifer. Julie will be familiarizing Jennifer with how things have been done and then hand things over to her.

Julie Smith then read a prepared statement that went over some issues that she has had to deal with in collecting dues. There are of course a lot of changes in home ownership, bankruptcies, new homes being built, etc. and it is very difficult to track. She shared that there are some accounts that have been delinquent since 2009. Julie shared she has written off several thousands of dollars in arrears. She shared the 2009 Board of Directors made a decision to aggressively seek collection of delinquent HOA dues. Part of her efforts in collecting dues was sending multiple statements to the homeowners, hoping they would pay. Julie then started placing liens on homes for those who would not pay. This resulted in several thousand dollars being collected and liens released. A few homeowners spoke up and shared their frustration on having liens placed on their homes. They said in one case they were not contacted, the previous owner was and it resulted in a lien being put on their home. One homeowner was very angry by the lack of communication and said the lien almost cost him his business loan. There was some discussion about how to better communicate with homeowners and then Elton brought the meeting back to order. Julie continued to read her statement and shared that she had Chris Ries write letters to five property owners with serious delinquencies asking them to contact Mr. Ries to pay their accounts. There was little progress. Julie shared that the board is going to establish a procedure for collecting dues. The initial statements mailed out in January will have a letter informing the homeowners of the steps that will be taken if the dues are not paid in full. The end result will be to pay your dues or your account will be turned over to a collection agency.

There was a suggestion by a homeowner that we post a sign, similar to the annual meeting sign, in January when dues are to be paid. That way all residents will be reminded the statements will be coming and those who are not aware that we have an HOA will have contact information. Good idea!!

Kim is working on petitioning the county to add some streetlights by some of the bus stops. It is really dark in the wintertime and would be safer for our kids to have some light in the morning. Mike Bonertz is going to email Kim the routes.

A resident who lives in the Desert Ridge development shared that he is having some easement problems with a neighbor. Tom Taylor said he would follow up and see what can be done.

Gary asked if there are any students wanting to do a service project for the summer. We need someone to empty the garbage in the park once a week and pick up any trash that is on the ground. Will Caballero said his son Ben, who is in 9th grade, would be willing to do it. He is going to work it out with Gary.

Other Business

Elton asked if there was any other business and there was none.

Delbert Mckenzie made a motion to adjourn the meeting, it was seconded by Tom Keilman. The motion was unanimously approved.

The meeting adjourned at 8:22 p.m.