

Patrick Place POA Board Meeting Minutes

February 27, 2020

In Attendance: Prior Board members David Frailey, Duncan Scott, Duane Stanek
New Board members Michael Branagan, Tom Decker, Elizabeth Hoffman, Melissa Hoffman, Karen Masterson, Barbara Scott, Chris Young

Call to Order: David Frailey 7:30 p.m.

Minutes: There were no minutes presented for approval

Financial Report: No report provided; however, a spreadsheet was provided that showed a cash balance of \$21,149.73 as of 2/27/2020.

Welcome and Overview - Newly-elected Board members were welcomed and provided with a brief overview of the function and responsibility of the PPPOA.

Election of Officers - Motion for nominations was made, seconded and unanimously carried. 2020 Officers shall be as follows:

President	Tom Decker
Vice President	Melissa Hoffman
Secretary	Karen Masterson
Treasurer	Barbara Scott

General Discussion - General information was provided to the 2020 Board as follows:

- Website is Patrickplace.com, password is ridgeroad
- Member directory needs updating.
- Banking relationship is with Wells Fargo, David Frailey and new Treasurer to update
- Dues are \$450 annually, \$400 of which is required to operate the PPPOA
- Liability insurance is with State Farm, coverages explained, Vice President to follow up for possible savings
- Attorney is Brian McCoy, Rock Hill, payment for services on as-needed basis
- Landscape service contract recently renewed through 12/31/2020. Maintenance services include areas of park, cabin, under transmission lines. Company has been very responsive and handles other miscellaneous needs

- Park area discussions included noting existence of well that could be used for future bathroom installation. Member Chris Young stated he has cameras installed in the area. Possible future upgrades could include benches, exercise stations.
- Debris dumping area was discussed. Negative issues have been dumpers driving into area and creating ruts, and nuisance of heavy smoke when burning performed. Decision to eliminate dumping was discussed and will be addressed at a future meeting.
- 2020 POA fees are due no later than 3/15/2020. Thereafter a 10% late fee applies. Notice is provided with threat of property lien. A reminder sign of dues deadline should be placed at subdivision entrance.
- Board members should review current by-laws. Consider revision to restrict homeowners from renting or sub-letting, e.g. Air Bnb.

Committee Discussion

- Architectural Review Committee (ARC) currently exists and members are Duane Stanek and two others.
- Landscape Committee: It was motioned, seconded and carried that Chris Young shall serve in this capacity.
- Social Committee: It was motioned, seconded and carried that Elizabeth Hoffman shall serve in this capacity. Jody Decker will assist as needed.

New Meeting Location and Time

Chris Young offered meetings to be held at the basement of his home at 160 Highland Forest Drive. A meeting time of 7:00 p.m. was agreed upon.

Membership Communication

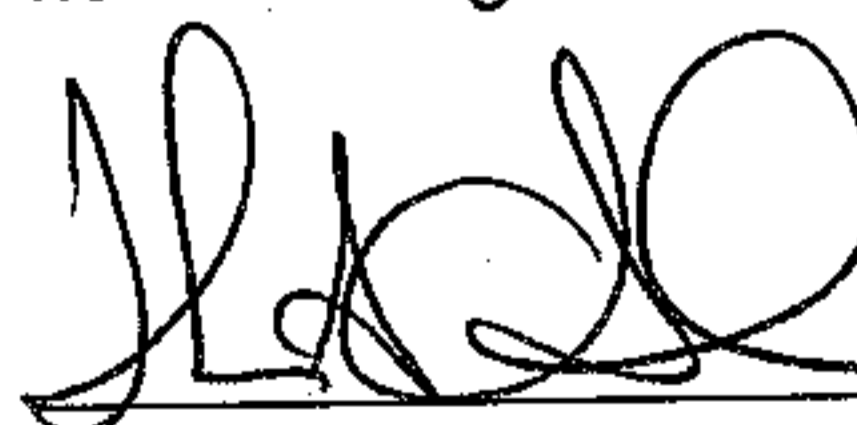
President will prepare a letter to the full membership to inform of Officer election and share the Board's hopes for the future of the neighborhood. This will include information on a Spring clean-up planned for Saturday, April 25, 2020 from 9:00 a.m. to 11:00 a.m.

Adjournment

The meeting was adjourned at 8:50 p.m. to the next meeting of the Board to be held on Thursday, March 26, 2020.



Karen Masterson, Secretary



Tom Decker, President