

10/27/24 Pine Creek Special Covenants Meeting

Attendees: Kelsea, Kurt, Annette, & Ryan.

Meeting time: 6:30 PM

- 1) Opening Statement from Kelsea: Thanks for coming, we are currently looking for additional volunteers, this meeting is strictly for updating the covenants. Voting will start at the Annual Meeting next month 11/24/24. Updated covenants are based off of old surveys and requests from homeowners. Proxy forms are available, we need 60% approval from homeowners in order to make the changes. This will be an all or nothing change.
- 2) Question about what supersedes what, Pine Creek HOA Covenants or the Pine Creek Villas Covenants.
- 3) Highlight of updates, Signs in yards, school spirit, political. Political would be allowed to go up 4 weeks prior to election day. Flags of a certain size would also be allowed. Argument about what is and is not political. We will try and get a better definition in the final update. Add temporary above ground pools from Memorial Day to Labor Day, they would need to be taken down. Sheds allowed, no outbuildings, shed would need board approval prior to being built. Trash cans could be hidden on the side of the house as long as it couldn't be seen from the street. Sidewalk repair is the homeowner's responsibility. Solar Pannels allowed on top of roof. Trailers/Campers/Boats/Cars update to 30 days a year from 20. No trailers in backyard, this issue needs to be addressed. Add a fine structure instead of placing liens on homes.
- 4) Q & A: TCB is not in charge the Board is. Fines would go into the General Fund. Update Shingle Color, Fences, Shed Specifications. Should people only Vote if they are for the changes (No they should vote either way). Email will go out once the final changes have been made and are ready to be voted on. Holiday Lights verses Flood Lights. Request for TCB Lawyer to be present at Annual Meeting to answer questions.