

02/23/25 Pine Creek HOA Board Meeting

Attendees: Kelsea, Annette, Kurt, Ryan, & Corey. Jamie from TCB joined virtually as well.

Meeting time: 7:30 PM

- 1) Covenant changes: We did not receive the need 60% of homeowner participation needed. Email will go out informing homeowners that the changes will not take effect. Votes received were overwhelmingly for the change. The board will go back to the drawing board to see about updating the covenants in the next few years.
- 2) Raising yearly dues was brought up and 2nd. Increase was passed by a vote of 4 to 1. Dues will increase to \$115 on 01/01/26.
- 3) The Board agreed that any homeowner improvements that need to be voted on will take place once a month at the Board Meeting. In the past we have tried to vote and get back to the homeowner in 2 to 3 days. If improvements are started prior to Board approval it will result in a violation and a Lien will be filed on the home.
- 4) The Board voted and approved a Spring Dumpster Day (04/26/25) and Easter Egg Hunt (04/19/25).
- 5) Deposition will be given by Annette for the Side-Yard Fence issue.
- 6) Kelsea is stepping away from the HOA Board as president after this meeting. Annette will take over as President until the Annual Meeting in November.
- 7) Jamie announced that TCB will not renew the Management Contract with Pine Creek which will end in April. TCB reasoning is that they are not large enough to manage a neighborhood the size of Pine Creek as well as fielding several calls from residents that caused some employees to quit TCB.
- 8) In the next month, Annette and Ryan will go to FNBO to have Kelsea, Jamie, and Dave removed from the account.
- 9) Next meeting will be 03/16/25 at 7PM.