

PRESTLEY HEIGHTS MANOR HOMEOWNERS' ASSOCIATION

**Monday, June 28, 2021 Board Meeting Minutes
256 Sunrise @ 6:30 p.m. DRAFT**

CALL TO ORDER

The meeting was called to order by President, Tony Brown at 6:33 p.m.

ROLL CALL

Board Members Present: Tony Brown, Jim Alexander, Bill Bragle, John Clemens and Gary Popleite.

Acri Representative, Property Manager, Diane Bargiband and Assistant Polly Stehle

All Board Members and Acri representatives were introduced. Diane and Polly explained their roles and what Acri provides as the management company (i.e., obtain contractor quotes, draft and send various letters, collection of fees, attending meetings and drafting the minutes).

APPROVAL OF MINUTES

A motion was made and seconded to approve the May 27, 2021 Organizational Meeting Minutes. The motion passed unanimously. A draft of the Annual Meeting Minutes was included in the meeting packet for Board Members to review.

TREASURER'S REPORT

- A. The March, April and May 2021 financials were reviewed. A motion was made and seconded to approve the financials, pending Acri's research into the deposit check for the annual meeting. The motion passed unanimously.
- B. The delinquent accounts were discussed.

ALTERATION APPROVALS

- A. Request for review:
 - 200 Overlook – fence relocation/inground pool

A motion was made and seconded to approve the above alteration request. The motion passed unanimously.

- 217 Sunrise – solar panels on front/back of roof

A motion was made and seconded to approve the above alteration request. The motion passed with four (4) Board Members approving and one (1) denying the request.

- B. All Board Members will submit their vote on alteration requests to Gary. Once all Board Members have voted, he will let Acri know if the alteration request is approved.

UNFINISHED BUSINESS

- A. A survey regarding homeowner's opinions on solar panels was conducted. Forty-three (43) homeowners responded, and the response was mostly favorable for allowing solar panels.
- B. Property maintenance issues were discussed and Acri explained how warning letters are sent and if the homeowner does not comply, fines letters will be sent for repeat offenders.
- C. Stormwater pond. The township will conduct yearly inspections on the pond. The HOA will be responsible for the maintenance of the ponds.

NEW BUSINESS

- A. Homeowner correspondence sent to and from Acri was discussed. The Board would like to see the sample letters Acri sends. In addition, correspondence from Acri to homeowners will be sent to the Secretary of the Board, Gary, to review and approve prior to mailing.
- B. All Board Members approved Tony to research and implement a website for the community.

ADJOURNMENT

A motion was made and seconded to adjourn the meeting at 8:05 p.m. The motion passed unanimously.

Respectfully submitted,

Diane Bargiband

Diane Bargiband, Property Manager