

## **PHOA BOARD MEETING Minutes, January 8, 2024**

Attendees – Board members Becky, Carl, Chris, Christine, Judy, Julie, Karin, Rob, and Stephen; Jim represented the ACC.

The meeting was called to order at 7:03 PM and was conducted virtually.

As the first order of business, upon motion duly made and seconded, it was unanimously:

**Voted:** To elect Christine Thomas, President; Stephen Prime, Vice President; Judith Benson, Secretary; and Kris Kaltenbacher, Treasurer, for calendar year 2024.

**Voted:** That the respective Board members retain their existing Committee roles for calendar year 2024, except that Stephen and Rob will serve as Communications co-chairs.

Thereafter, the meeting agenda was approved as well as the minutes of the December 12 meeting.

At this point, the Board adjourned to Executive session (7:04 pm) and reconvened the Board meeting at 8:03 pm.

### **Committee Reports**

It was noted that Committee reports had been sent out in advance.

**ACC** - Jim updated Board members about the status of several matters, including one that may need to be referred to PHOA counsel given the lack of action to date by the homeowner.

**Membership and Trash** – Julie advised that she had just received the trash and recycling rates for the period March 1, 2024 – February 28, 2025 and had forwarded them for inclusion in the upcoming Newsletter. She commented that Republic has eliminated the carryout differential, which makes it easier to reconcile HOA members' payments. The group discussed the Newsletter distribution protocol and timing. On behalf of Kris, Christine reported that the link for 'pay here' to facilitate the payment of membership and trash was being tested. The Newsletter will be delayed until the link has been successfully completed.

**Social** – Karin reported on the *Caroling in the Park* event on December 17, thanked Charmaine and John and their accompanists, commented on the lower than hoped for attendance, and asked the Board to consider having a Santa at next year's event. Following discussion, it was unanimously:

**Voted:** To authorize a gift card for \$100 to Charmaine and John D'Alessandro.

**Development** – Becky provided an update on the expansion of the assisted living facility, which services a Medicaid population of mixed ages, some of whom have disabilities; traffic is not implicated since there are few cars. The second building will be for a similar use as the existing, approximately 100 unit facility but will house a smaller number of residents. She noted that the facility has been a 'good neighbor' and that the Pinecliff HOA had written a letter of support to the City, while expressing concern that digging in the hillside should not be permitted.

The Board also discussed other building endeavors, including the status of the \$6 million Sunbird project and the attendant financing, engineering requirements, and economics, and the lack of sufficient parking, and the status of the damaged stucco fence on Point of the Pines.

It was further agreed that the welcome letter regarding Pinecliff HOA membership will be deferred until the annual membership has been completed.

**Communications** – The Board agreed on the approach of sending more frequent NewsBlasts in order to communicate HOA matters timely.

**Traffic and Safety** – Carl reported on the status of a request for repaving, which is on the 2c list; crack sealing repairs on Golden Hills; installation of a 25 mph sign on Point of the Pines and Sunbird; and a fire hydrant repair and noted the need to report a needed spalling repair on Popes Valley.

**Other Business**

Christine reported that Bill and Phil would conduct the annual audit of the HOA's books and that she would coordinate.

There being no further business, following motion duly made and seconded, the meeting was adjourned at 8:46 pm.

Respectfully submitted,

Judith K. Benson  
Secretary