**MINUTES**

**PPE HOA DECEMBER Meeting - Monday, 12/17/2018**

**Attendees:** Paul Erickson, Doug Corley, Hank Wilcox, Jon Martin

**Call to Order:** 7:06 PM

**Financial Report:**

Checking Account **$ 4,314.81 BALANCE** (per 11-30-18 statement)

Savings Account **$17,027.05 BALANCE** (per 09-28-18 last statement)

**Old Business:**

**CHIPPING**

Oct 12 chipping Paid CUSP $300.00. Gratuity: $20 per contractor (2)

6 possible owners to bill who have not paid dues:

Boatman, Hutton, Larson, McCreary, Quintanilla, Rader

* **DUES Update** 59 households paid as of 11/26/18 (36%).

**Old Business:**

* 1065 Buttermilk Rd (new owners Kelly & Jim Cannon) Invisible pet fence installed. No further action.
* 1803 W. Perry Park Ave. (Pan Holdings LLC) No external rehab or dumpsters observed. No further action.
* 8269 Sugarloaf Rd (owners Stephen & Rebecca Fitzgerald since 10/17. No dues paid.)

Parking probs: RV + non-running car(s), basement Renters(?). Letter to be mailed.

* January Mailing + Broadcast email Paul to prepare mailing. John to prepare Mail Chimp.
* Free tree seedlings program No current volunteers. No further action.

* **Annual Meeting** Date & Time: TBD. Aim for April, a Tuesday evening, c. 7PM

Bear Dance: Food, Social hour, etc, coordination (**Hank**)

Speakers: Perhaps State Wildlife + Larkspur Town Manager (**Paul**)

Advertise: Sentinel/March+April Signs N2Neighbor MailChimp **Tracy/Doug/John**)

Sign In + Ballots + Suggestion Box (green): Who is due? Who to stay/go? (**Jon + Colin**) Sec. needed?

**Elections:\*** (1 vote?) Colin John Tracy (Inclined to Stay or Not? Decide early.)

Covenants: 7 on Board, 5 of those ACC (no president or secretary/treasurer)

**Quorum\*** Need 10% of Lot Owners.

Dues: ALL checks + cash/Receipts to ONE person. (**John**)

PowerPoint + Photos: (**Tracy + Paul**)

Financial Report, annual: (**John**)

Green Lanyards: (**Paul**)

Lighting brochures: (**Paul**)

Social Hour: Approved. If dues paid, 2 free drink tickets per lot (beer or wine)

Photographer: \_\_\_\_\_\_\_\_\_ ?

**New Business:**

* John Hinkley Recent email from new 8242 Sugarloaf owner; needs response.
* HOA Archive File cabinet at Doug’s to review. Find 501C3 letter + Tax filings.

TREES: New regulations needed. Mitigation vs. Clear Cutting discussed & negative impact on local wildlife.

Covenants, Article 5, Section 7 prohibits cutting trees without express permission.

* REGULATIONS Needed on various topics. Online spreadsheet created for drafting.

**ACC:**

**New:** Nothing new.

**LONG TERM:**

**1st - Regulations** Use online spreadsheet.

**2nd - Brochure/Welcome Packet** For new members, local realtors, etc.

Covenants – Regulations – Wildfires – Wildlife (bears & cougars) - Other

**3rd - Tree Seedlings**  Possible free program.

**Meeting adjourned:**  8:10 PM