Minutes of the
Pine Harbour Property Owners’ Association, Inc.
Annual Meeting
May 2, 2015

The Annual meeting was held on Saturday, May 2, 2015 at 10:00 am, at the gazebo area of Pine Harbour subdivision, Louisa County, Virginia.

With 24 lots represented, a quorum was declared.

The President, Mrs. Terry Schneider, called the meeting to order at 10:12 A.M.

Mrs. Schneider made comments about the work completed in the past year in the community, with emphasis on last week’s clean-up day. Mrs. Schneider thanked everyone who participated for their help. She said trimming overhanging limbs had gone exceptionally well. Mr. Tilson, lot 101, said he was pleasantly surprised to see that possibly a record number of Pine Harbour people turned out to help on spring clean-up day.

Financial Reports: Secretary/Treasurer, Mr. Dan Penn, presented the financial report for the month of March, 2015. Copies of the financial report had been distributed to property owners in attendance.

Mr. Penn said, as the report showed, the Board of Directors have been managing the Association’s affairs well. Income and expenses have tracked the 2015 budget to date, and no budget breakers are expected. Positive comments were made about the format of the report and Mrs. Schneider expressed our gratitude to Rich Schlorff for the report design and all his hard work handling the accounting side of things.

Mr. Penn reported on collection status chronically delinquent owners’ dues assessments. Mrs. Schneider is continuing to make disposition of lots with dues assessments many years in arrears a high priority. Such lots may be seized and sold by the county for non-payment of taxes. Or, such lots ownership may be transferred to trustees and sold by the POA. Options are being weighed by the POA, with advice of legal counsel.

Attendees inputs on the subject of dues assessment collection included:

- Mr. Tilson, lot 101, who noted that expenses incurred by POA in disposing of such lots may be overcome in time by collection of dues assessments from new owners.
• Mr. Bennis, lot 121, asked how the POA addresses owners who live in Pine Harbour and do not pay annual dues assessments on time. Mrs. Schneider said that those owners lose their access to any common property, except for direct travel from the entrance to their home and back. They incur late fees and interest on unpaid dues and, after a period of time, a lien is placed against their property.

• Mrs. Penn, lot 8, suggested the POA publish the names of non-payers. Mrs. Schneider said the POA can, legally, do so, and may do so in the future.

• Mrs. Hubbard, lot 112, said one owner who resides in Pine Harbour and in multiple years in arrears, which she identified as Mr. Anderson, lot 122, has ridden a horse on her property without her permission.

Common Area Report: Mr. Allen Himes, chairperson, was absent. Mrs. Terry Schneider gave the report. The care and maintenance of the common areas and structures went well the past term. No major issues are anticipated for the coming term. We have a new snow plowing and ice treatment contractor, Harlow, Inc. The contractor does good work for a reasonable price. Mrs. Schneider had to call him once to complain about sections of roadway that were missed, with result that Mr. Harlow came quickly to correct the problem. The POA is using the same grass cutting and trimming service as last year. Service has been satisfactory.

Mrs. Roach, lot 51, volunteered to trim away the tree branches that obscure the “Hemlock Lane” street sign at the corner of Hemlock and Pine Harbour.

Environmental Committee Report: Mr. Danny Walter, chairperson, was absent due to work conflict. Mrs. Terry Schneider gave the report. Mrs. Schneider reported the over schedule construction of the home on the McCarthy property, lot 128, has finally been completed, and the home certified for occupancy by the county.

Gate report: Ms. Knight, chairperson, reported that the gate has been performing well, although it is currently not operational due to a mechanical failure. Replacement parts should arrive next week. Ms. Knight said that during the winter months major upgrades were made to the access control system and to the surveillance system. Both upgrades have been accomplished satisfactorily. The access control system upgrade made the gate access card reader, and the associated keycards, obsolete. They were replaced with an optical scanner and proximity cards. So, necessarily, proximity cards were issued to all owners, entered into, and activated in, the new access control system.

Mr. Penn, lot 8, spoke to complement the chairperson, Ms. Knight and her able assistant, Mrs. Schneider, on the excellent planning and execution of the task of replacing owners’ keycards with proximity cards. He explained that the task was very complex, often requiring the ladies to work outside for hours in near record cold winter temperatures. Mrs. Knight reported that one result of the security system upgrade is to have gained tighter control of contractor access codes because the old codes would not work in the new system. So, every service provider who was assigned a code in the new system was given a code only after careful consideration. Mrs. Knight reported that she deactivated access codes of some realtors who gave out their assigned codes to persons who were not approved to have codes.
Mrs. Tilson, lot 101, said that, in the past, she has seen people sitting in their vehicles, parked outside the gate, waiting for a chance to jump the gate because a realtor had sent them to Pine Harbour to look around.

Old Business: None.

New Business:

Distribution of Newsletters: Mrs. Schneider said the POA will no longer distribute newsletters by U. S. Mail. From now on, almost all distribution will be accomplished by email. Therefore, she said, please make sure the POA has your correct email address. The few people who live in Pine Harbour and can’t or won’t accept delivery by email will have their newsletters hand-delivered to them.

Renters of Homes: Mrs. Schneider said owners who rent out their houses in Pine Harbour and renters who rent homes in Pine Harbour should contact a member of the Board of Directors to make the Board aware of the renters’ being residents.

Mrs. Roach, lot 51, said she has been disturbed by overly loud noises made by renting occupants of a home near her. She asked Mrs. Schneider to provide her with the email address of the owner, so she could make the owner aware of the disturbance. Mrs. Schneider said she would make that info available to Mrs. Roach.

Addition of Parcel Boxes: Mrs. Schneider proposed adding one or two pedestals of large parcel boxes for U.S. Mail delivery in the mail box area at the entrance to Pine Harbour. Mrs. Schneider opened the floor for discussion. After discussion a motion was made by Mrs. Penn, lot 8, was seconded by Mrs. Roach, lot 51, and was approved by show of hands.

MOTION:
Purchase and put up large-parcel mailboxes in mailbox area at entrance to Pine Harbour within following parameters:
- Consider value variables such as discounts and shipping rates in determining number of boxes to purchase.
- Consider tax liability maximum of $2,500.00.

Mrs. Schneider will make the purchase. Mr. Tilson, lot 101, volunteered to put them in.

General Questions, Comments and Discussions:

PAVING:
- Mr. Al Tilson, lot #101, said there is road surface deterioration, i.e. a hole in the road, just inside the entrance gate. He said he has patched it himself before, but the temporary patch has come up. He said he has mentioned this deterioration before and has not seen activity.
- Mr. Schneider said Barton and Boyd paving company representative was contacted about the issue last fall. They said to wait until after winter to do the repair work.
Mrs. Overby, lot 147, said Barton and Boyd is going to redo her driveway, but wants to wait until there is enough other work in Pine Harbour to warrant the transport of paving equipment and materials.

Mr. Bennis, lot 121, said he would like to get in on the use of Barton and Boyd when they come in to do road and driveway work.

Mrs. Schneider said she will send an email out announcing the planned work by Barton and Boyd.

SPEEDING:

Mr. Tilson, lot 101, said the JAUNT bus goes way too fast in Pine Harbour.

(Owner name, lot number not recorded) said there ought to be a way to slow people down.

Mr. Bennis, lot 121, suggested more speed limit signs.

(Owner name, lot number not recorded) suggested more speed bumps.

Mr. Tilson, lot 101, said members of the sheriff’s department are allowed to patrol inside Pine Harbour. But they won’t enforce our 15 mph self-imposed limit.

Mrs. Schneider said there are a few people who drive too fast. They have been told to slow down. They drive too fast anyway.

Mrs. Schneider said more speed limit signs won’t stop those speeders.

Mr. Penn said emergency first responders strongly oppose additional speed bumps and humps because the obstructions delay their arrival to emergency locations in Pine Harbour.

Mrs. Schneider declared that this part of the meeting was over and that the property owners move to elect the new board members. Mrs. Schneider stated that the following members would be standing for re-election.

1. Terry Schneider, lot 42.
2. Dan Penn, lot 8.
3. Amy Knight, lot 70
4. Danny Walter, lot 140
5. Jerrod Carr, lot 148

She said Mr. Bill Cotter, lot 146, has agreed to be on the board. Mr. Cotter couldn’t be present at the annual meeting, but sent a signed statement agreeing to be on the board.

Mrs. Schneider requested nominations from the floor. There were no nominations.

Whereas there were no more nominations, there were six owners standing for seats on the board, and there were seven seats available to be filled, there was no need for an election. The board was elected by acclamation.

The annual meeting of the property owners was adjourned by acclamation at 11:20 A.M.

Respectfully submitted by: ____________________________

Dan Penn, Secretary/Treasurer