Minutes of the Saturday, December 05, 2015
Pine Harbour Property Owners Association
Board of Directors Meeting

The Board of Directors meeting was held on Saturday, December 05, 2015, at the home of Terry Schneider in Pine Harbour Subdivision.

Members present: Mrs. Terry Schneider, Mr. Danny Walter, Mr. Jerrod Carr, Mr. Bill Cotter, and Mr. Dan Penn.

Members absent: Ms. Amy Knight.

The President, Mrs. Schneider, called the meeting to order at 9:05 A.M.

Financial reports:

- Mr. Penn, Secretary/Treasurer, presented the financial report, current through October, 2015. No unexpected deviations by actuals from budget occurred since last Board meeting.
- Mr. Penn reported that liens have been placed against two lots for which arrears of five or more years dues and associated assessments are owed. Mrs. Schneider mentioned that the POA plans to pursue foreclosure sale of these two lots for unpaid assessments.
- Mr. Penn reported that he has sent proof of lien claim information to TACS, Louisa County’s contractor, per their request in preparation for County sale of a lot in Pine Harbour for unpaid taxes. Mrs. Schneider mentioned that the POA received several thousand dollars from a similar sale by the County a couple of years ago.

Common Area Report:

- Mrs. Schneider gave Mr. Cotter a copy of the Eric Harlow contract currently in effect for snow plowing and ice treatment of POA roadways.
- Mr. Cotter reported that mowing contract with Lake Anna Lawn Service has expired. He will work to have a contract in place by next mowing season.
- Mr. Walter reported that the irrigation pump has not been put away for the winter.
  - Action- Mr. Walter and Dave Gagne will do this job.
Environmental Committee Report:

- Mr. Walter reported that two houses are currently under construction in Pine Harbour.

Gate Report:

- Mrs. Schneider reported that the gate entry control and surveillance systems are operating normally.

Old Business:

- Mrs. Schneider reported that Barton & Boyd paving contractors still hope to be able to get road surface repairs made before it gets too cold. Upon discussion the board members agreed that it would be better if the contractor waited until next spring to do the work.
  - Action- Mrs. Schneider said she would call Barton & Boyd and tell them to wait.

New Business:

- Mrs. Schneider presented the proposed 2016 budget for approval. Result of ensuing discussion was a motion made by Mr. Walter, seconded by Mr. Penn, and approved by all:
  - MOTION: Approve the proposed 2016 budget.

- Mrs. Schneider spoke about driving hazards at entrance to Pine Harbour. One type of hazard she addressed is created by owners having their vehicles standing in part of the entrance area that is close to the highway, in the pathway of incoming traffic, and is hidden from drivers approaching in the turn lane of Rt. 652. Those drivers cannot see the standing vehicle until they are almost upon it. Following discussion, the board members agreed that, because of the hazard created, vehicles should not stand there, and that a sign should be placed at the entrance declaring the area a ‘no standing or parking’ area. Result of ensuing discussion was a motion made by Mr. Cotter, seconded by Mr. Walter, and approved by all members present:
  - MOTION: Purchase a ‘no standing or parking’ sign, and place it at appropriate location.
  - Action- Mrs. Schneider will purchase the sign and have it placed.

The BoD meeting adjourned by acclamation at 10:00 A.M.

NEXT BoD MEETING: 9:00 A.M., SATURDAY, February 27, 2016, at the home of Terry Schneider.

Respectfully submitted by: ________________________________

J. Dan Penn
Secretary/Treasurer