

Pioneer Heights HOA II Annual Meeting
June 15, 2011

The Section II Pioneer Heights Homeowners Association met at 6:30 PM on June 15, 2011, at the War Memorial Building in Jim Barnett Park. Five board members were present: Phil Hood, Michelle LaPorte, Marci Smith, Ed Stone, and Robin White. Attorney-on-retainer Bill Marr was also present.

After introductions of board members, 2010 home sale data were presented as follows:

211 Asbury Road	\$240,000
100 Monroes Circle	\$274,000
113 Artillery Road	\$275,000
235 Asbury Road	\$302,000
121 Old Wagon Road	\$275,000
118 Artillery Road	\$270,000

Homeowners were reminded that sellers in the HOA must secure a disclosure packet from the board for \$35 to present to their individual buyers.

Our website address is www.pioneerheights.org with Zoltan Palffy as webmaster. Zoltan stated that he is prepared to post documents on the website if presented to him as ready to go.

Concerning a possible merger with Section I, the community was informed that the cost would be about \$5000.00. Section I may not necessarily be in favor of a merger, as it now needs only 20 more of its homeowners to agree to change its covenants. Their changes may or may not be similar to what Section II homeowners would want. Section I hired an agency to canvass their homeowners house by house to vote on their proposed covenant changes.

Our board is still in the process of working on changes in our covenants to make them less vague and sharpen the language to bring them in line with 2008 HOA legislation. Attorney Bill Marr explained the changes in law for state homeowners associations. 75% of all homeowners (not households) would have to agree to change any covenant. The spot amendment revisions method allows homeowners to vote on each proposed change individually instead of voting on a complete set of changes as a whole.

Michelle LaPorte presented the 2010 budget which has been corrected as follows.

2010 Income from Dues and Disclosure Packets: \$9735.54

Expenses

Electricity for street lights	\$1691.80 (estimated)
Legal fees:	2735.44
Mowing	450.00
Post Office Box	44.00
Fees associated with HOA DPOR	140.00
Newsletter	55.44
Office Supplies	84.86
Maintenance, front	329.37
Insurance	845.00
Rental Fee to Redbud School for annual meeting	35.00
 Total Expenses	 6410.91
 Balance after expenses:	 3324.63

During a discussion of the budget, some homeowners questioned the advisability of keeping an attorney on retainer for \$2000 a year. Phil Hood explained that if we are going to change our covenants, we need legal help from an attorney experienced in HOA matters. Some homeowners asked about using a local attorney, but evidently there are no attorneys specializing in HOA matters in our area. Phil noted that the board can call Bill Marr with questions that come up, since the retainer fee covers 2 meetings as well as some phone calls and a consultation. The attorney was also used in 2010 for specific problems that came up with some homeowners. The HOA paid Bill Marr an additional \$735.44 in 2010 for help with these latter kinds of matters.

Since the 2011 budget did not include an increase in assessments, the community was not required to vote on it. In general the 2011 budget mirrored the 2010 budget. The 2011 budget is as follows:

2011 Income from Dues and Disclosure Packets	\$9770.54
 Expenses	
Electric lights	1700.00
Legal fees	2800.00
Mowing	450.00
Post Office Box	44.00
Fees Associated with HOA DPOR	140.00
Newsletter	110.00
Office supplies	100.00
Maintenance, front	350.00
Insurance	850.00
Annual meeting site rental	35.00
 Total Expenses	 6579.00

Balance after expenses:

3191.54

Several board members noted that more help was needed if the board were going to continue as a volunteer board instead of a management company taking over the board's duties. Several board members wanted to resign, and without more community members agreeing to serve on the board, a management company would need to be hired with annual assessments raised accordingly. The community was overwhelmingly in favor of adding more board members instead of hiring a management company.

The 2011 board elected consists of: George Curry, Jr; Eliz Grannis; Steve Green; Mike Greer; Michael Hopkins; Valery Koreny; Michelle LaPorte; Carla Overbeck; and Ann Skildum. Nine members is the maximum allowed on our HOA board. Phil Hood and Ed Stone may act as advisors to the new board.

Several homeowners asked if board members could have their dues not assessed as a token of appreciation for serving on the board, but attorney Bill Marr said compensating directors could cause legal problems with liability. The only homeowner not currently paying dues is Jim Frenier, who files the HOA income taxes for the board.

The meeting was adjourned around 8:10 PM.

Respectfully submitted,
Carla Overbeck
2011 Secretary