

MINUTES PHS

Type of Meeting: **Regular** Special Annual

Date & Location February 19, 2025

Pursuant to Article IV , Section 1 of the Bylaws of the Pooks Hill

Condominium, Inc. a regular meeting of the Board of Directors was held on a regular basis.

At this time, the Regular Meeting is held on the third Wednesday of the month

At Hour 7 PM Minute 02 at : (location) ONLINE

OFFICERS: The president L. Yatsko called the meeting to order at HOUR 7 : 02 MINUTE AM/**PM**

QUORUM: (It is required that at least 4 directors be present to constitute a quorum)

DIRECTORS PRESENT _____ L.Yatsko, B. Maktabi _____

DIRECTORS ABSENT _____ W. Wahn, R. Gersten _____

I. OPEN COMMENTS from community: 12 minutes

- Nothing to discuss at this time.
- If anything occurs to anyone later, please speak up.

MINUTES: The minutes of the _12_ month/ _19_ day/ _2024_ year meeting were distributed to all BOD members prior to the meeting on (this meeting) _02_ month/ _19_ day/2025_ year/

The following corrections were made:

(version; such as draft 1, 2, etc) _____ O _____

There being on other corrections or additions,

MOTION made by _____ N/A _____

To accept the minutes

MOTION seconded by _____ N/A _____

VOTE YAY NAY

MOTION ACCEPTED NOT ACCEPTED

REPORTS:

II. SECRETARY’S REPORT - Move to accept Minutes of 12/19/2025

Motion made by _____ L. Yatsko _____

Motion seconded by _____ B Maktabi _____

Vote YAY 2 NAY 0

Motion **APPROVED** NOT APPROVED __2__ Month/ __19__ Day/ _2025__ Year

TABLED Postponed until _____ Indefinitely _____

III. FINANCIAL REPORT/ TREASURERS REPORT - Management and Treasurer:

was received was not received

IV. MANAGER’S REPORT: - Management **was received** was not received

V. COMMITTEE REPORTS: (depending on which committees have something to report)

SNOW COMMITTEE

was received was not recieved

Snow removal budget has covered all plowing, shoveling and sidewalk treatment to date. There is a healthy remaining that should take care of further actions this winter, if these weather patterns hold. - L. Yatsko

VI. OLD Business:

A. Gas Leak / smell

Washington Gas has not been to PHS to inspect for a possible leak

Manager, Amanda Rhodes was not able to get a report from Washington Gas, the party reporting the smell has to request the report/status. L. Yatsko will ask the residents to call for status.

B. Broken Plastic Drain Pipes

- a. Near the path behind units 5248 – 5260 have a few broken plastic pipes that can cause problems to walkers and dogs. Chris McCullough from Denchfield will inspect these to see if they are or were a part of the drainage system. Then it can be determined if the pipes need to be removed and or replaces. He needs to wait until we have a rain storm or a large snow melt.

C. ADT

- a. Cameras.
 - i. The camera at 5250 is functioning but only 2 individuals can get the feed. There seems to be a problem with the app. E. Casey is able to access feed from site (5250). The camera at 5210 is working but only 2 individuals are able to see the feed. Again, the problem seems to be the app.

D. Denchfield

- a. SEE B. Broken Pipes
- b. The contract for Landscaping and Lawn Services was approved for 2025

E. Trees – Plant Scientific

- a. The contract for root fertilization for old grow high canopy trees was approved

NEW BUSINESS

A. New community members have been added to the distribution list for management

B. Pool Contract with Continental Pool has been sign for 2025

- a. Pool operation day and hours
 - i. Open 5/29/2025 to 9/1/2025
 1. Fridays (3:30 – 6:30 PM), Saturdays and Sundays and Holidays (11:00 AM to 7:00 PM)
 2. Wed and Thurs. were dropped after review the usage log
 3. Should demand for these days and usage warrant opening, Continental will work with PHS.

C. Comments

- a. C Gabarain – how many people would need to use the pool to keep Wed and Thur.
 - i. Approximately 7 people need to come on those days.

Closing Comments: Community (15 minutes)

C Gabarain - Unit 5208 will need some electrical repairs. Is there an electrical or wiring schematic of 5208 or of the community in general?

L Yatsko / B Maktabi – Nothing the current BOD is aware of.

ADJOURN: There being no other business a motion to adjourn was made by__L Yatsko_

Seconded by__B.Maktabi_____

Vote **YAY** NAY

Meeting Adjourned at TIME HOUR _7_____/ MINUTE 22

Next Meeting – April 16, 2025

