

MINUTES

Type of Meeting: Regular

Date & Location July 30, 2025 (Online)

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 meetings are held on the fifth Wednesday of the month.

At Hour 7PM Minute at : Pooks Hill Square

OFFICERS: The president Laurel Yatsko called the meeting to order at 7:15 PM

QUORUM: (It is required that a majority of the BOD be present to constitute a quorum)

DIRECTORS PRESENT Laurel Yatsko, Andrew de Castro

DIRECTORS ABSENT Rudy Gerstein

MINUTES: The minutes (last regular meeting) of the April/16/2025 meeting were distributed to all BOD members prior to the meeting on (this meeting) ___7/30/2025/

MOTION made by Laurel Yatsko to waive the reading of the minutes.

MOTION seconded by Andrew de Castro

VOTE: 2 YAY Nay 0

There being no other corrections or additions, call for motion to accept

MOTION made by Laurel Yatsko

To accept the minutes

MOTION seconded by Andrew de Castro

VOTE 2 YAY 0 NAY
MOTION ACCEPTED NOT ACCEPTED

REPORTS:

FINANCIAL REPORT / TREASURER'S REPORT / MANAGERS REPORT – Mike Colburn

- Association has \$284,084.36 in assets, no delinquencies.
- Water usage past year increased \$12,000 over budget

Treasurer: Andrew de Castro

Was received was not received

COMMITTEE REPORTS

Pool Committee

- Men's and women' bathroom flooring paint starting to peel. It is possible that this needs to be repaired before the next pool season.
- Survey to be conducted on preferred pool operating times.

Pool Committee was received was not recieved

Landscape Committee

- Tree between 5218, 5222 lost limb. Entire tree in danger
- Branches that fell after storm still haven't been picked up.
- Dead crows on path to pool.

Landscape Committee was received was not recieved

OLD BUSINESS:

- On the issue of security cameras, still unclear if we can proceed with using the current arrangement as new owners/tenants will occupy these units.
- Agreed to reach out to ADT.
- Discussion on whether cameras are needed. No consensus.
- Gutter cleaning: Issue with cleaners coming without advanced notice. Need to clarify, and also shop around for potential new provider.

NEW BUSINESS

- Website being updated to provide current contact info.

- On the matter of installing separate water valves, no new developments.

CLOSING COMMENTS: Community (15 minutes)

ADJOURN: There being no other business a motion to adjourn was made by Laurel Yatsko

Seconded by Andrew de Castro

Vote 2 YAY 0 NAY

Meeting Adjourned at 7:56 pm