

PHS Community / BOD Meeting / Minutes

Type of Meeting: **Regular** Special Annual

Date & Location Tuesday, Oct. 22, 2024 via Zoom

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 7PM Minute at : (location) **ONLINE**

OFFICERS: The president, Laurel Yatsko, called the meeting to order at HOUR 7 : 00 MINUTE AM/**PM**

QUORUM: (It is required that at least 2 directors be present to constitute a quorum)

DIRECTORS PRESENT__Wendy Wahn, Sec./ Rudy Gersten , VP /Laurel Yatsko, President

DIRECTORS ABSENT _____ **0** _____

To call Meeting to Order Motion by Rudy Gersten

MOTION seconded by__Wendy Wahn__

VOTE YAY 3 NAY 0

MOTION ACCEPTED NOT ACCEPTED

OPEN COMMENTS from community: 12 minutes

No Community Members present

MINUTES: The minutes of the _9_ month/_25 day/_2024__year meeting were distributed to all BOD members prior to the meeting on (this meeting) 10_ month/_15 day/ 2024 year/

The following corrections were made:

(version; such as draft 1, 2, etc)_0_____

There being no other corrections or additions,

MOTION made by ___Rudy Gersten

To waive reading of September meeting minutes

MOTION seconded by_ Wendy Wahn

VOTE YAY 3 NAY 0

MOTION ACCEPTED NOT ACCEPTED

MOTION made by Rudy Gersten

To accept the September meeting minutes

MOTION seconded by Wendy Wahn

VOTE YAY 3 NAY 0

MOTION ACCEPTED NOT ACCEPTED

REPORTS:

FINANCIAL REPORT/ TREASURERS REPORT - Management and Treasurer: Amanda Rhodes/Manager

was received

was not received

MANAGER'S REPORT: - Management Amanda Rhodes/Manager

was received

was not received

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

Pool Committee : NTR was received was not received

Landscape Committee: NTR was received was not received

Long Term Planning : NTR was received was not received

Snow Committee: Laurel Yatsko (acting committee member)

Was received was not received

Need POC from PHS for Snow removal firm

OLD Business:

Lights and Circuits: Laurel Yatsko

D&P Electrical

D&P call to change burnt light bulbs and check electrical circuits as a few lights were not working in the lampposts and along a walkway. They came on Oct 2, 2024. The burnt lightbulbs were changed and a short was discovered in one of the circuits along the walkway to the pool. D&P returned to repair the circuit, Oct 16, 2024. Fortunately, no sidewalk needed to be removed. All the lights on the exterior of PHS are currently working properly.

Community Notifications / Ned Stevens Gutter Cleaning – Laurel Yatsko

On Oct 12, 2024, Ned Stevens Gutting Cleaning came to clean the gutters of the PHS units. However, there was no advanced notification of this activity. Fortunately, there were no complaints. Checking previous emails, they confirmed cleanings in Oct, late Fall and late Spring but no dates were provided. The Manager, Amanda Rhodes contacted the firm. They told her that they could not provide exact dates for all cleanings at this time.

It was decided that closer to the actual cleaning, once they are scheduled, Ned Stevens would contact the Manager providing the date/s so that the community could be told in advance. It was also decided that weekend cleanings should be avoided.

Any Further Comments? (OLD)

ADT camera feed – Rudy Gersten and Amanda Rhodes

Amanda Rhodes will review email exchanges with Mike Rink's tenants in unit 5250 checking the status of the security camera there. ADT has been contacted, again, regarding the camera at 5210.

Names of Community Members who used the pool most often will be contacted regarding possible interest in serving on Pool Committee, 2025 season. – Wendy Wahn

NEW Business:

BUDGET 2025

Budget was sent out to community Oct 16th. Not comments regarding the Budget were received by Amanda Rhodes or Laurel Yatsko

Motion ___ To Accept and Adopt the Proposed Budget _____

Motion made by ___ Rudy Gersten

Motion seconded by ___ Wendy Wahn

Vote		YAY 3	NAY 0
Motion	APPROVED	NOT APPROVED	_10_Month/_22_Day/_2024 Year
TABLED	Postponed until _____	Indefinitely _____	

Limestone/ Ascencia Bank CD

On consideration of the extremely low rate of return on our investments it is proposed that BADER withdraw the funds from the CD upon maturity in December and reinvest them in a CD at another financial institution.

Motion to cash in CD on maturity and reinvest

Motion made by Rudy Gersten

Motion seconded by Wendy Wahn

Vote		YAY 3	NAY 0
Motion	APPROVED	NOT APPROVED	10 month/ 22 day / 2024 year
TABLED	Postponed until (Date)	Indefinitely	

Removal/ Evaluation of broken exposed plastic pipes – Denchfield

PHS landscape maintenance provider, was contacted to inspect the old exposed plastic pipes in the community common areas. Mr. Chris McCullough, our contact person, will come on site to inspect the pipes. And he will suggest how best to either fill in or repair them. No exact date was given.

Anything Further to Add? (NEW)

Visual of community – Rudy Gersten , first impressions as selling point – Unit 5232 for sale

Youth League Football/ sports activity and parking at Maplewood Alta Vista Park – Rudy Gersten

Closing Comments: Community (15 minutes)

No Community Members present

ADJOURN: There being no other business a motion to adjourn was made by__Rudy Gersten

Seconded by_____Wendy Wahn____

Vote YAY 3 NAY 0

Motion **Approved** Not APPROVED

Meeting Adjourned at TIME HOUR 7:/ 48 MINUTE

Next Meeting: November 20, 2024

