

## PINE LAKES LIASON MEETING MINUTES

APRIL 11, 2024

### Attendees

#### **HOAII**

Gary Nicolini  
Mike Hayes  
James Andrews  
Ann Hartnett  
Ron Thoreson  
Mike Gloss

**Manager-** Kevin Karau

#### **PLEHOA**

Bob Godek  
Matt Heier

Kevin started meeting with the following completed items:

1. Painted the Guard Shack
2. Veteran fountain has been repaired
3. Shrubs on 18<sup>th</sup> hole are completed
4. Electric issues and lighting are in work with Contractor
5. New 2 year contract signed with Joshua Tree and they are starting on list of tree removal. Monday a walk thru will be done. Tree canopy will also be trimmed back.
6. New home put on Diamond Hill by ELS. Home retains same prospectus as previous and home will have a garage
7. Active list of estate owners was created and will be kept updated, give to Cindy Ahrens

### **Items from March meeting not completed:**

1. Street signs- work is ongoing, many are completed.
2. Firewall bandwidth- ELS will not allow a single new line. Contractor work is slow to increase bandwidth but they are still shooting for April 22<sup>nd</sup> completion.
3. Vegetation in ponds- A new plan was put in place with vendor to not deprive lakes of oxygen to eliminate fish kill and other environmental issues.
4. Handrails in ladies room at clubhouse- 39" stalls will be done, 32" are too small for rails. Kevin is looking into a different type of handle that might work for smaller stalls.
5. Pub staffing issues- Kevin made an offer to new prospective manager yesterday, waiting on answer. Interviewing for Cooks and Servers is ongoing. One new Server and Cook started this week. All items on Health Report were fixed.
6. Hot tub is a complete redo. All pipes are underground so leaks cannot be repaired. Contract has been signed for major repair, approx. 45 days to complete
7. Pool Awning- the awning company has completed the fabrication but is running behind on installs. Kevin is checking in with them weekly but doesn't have definite date.
8. Road Contractor evaluated roads on April 10<sup>th</sup>. A list was created and will be shared once plan is completed and dates set.
9. Fountain- Front fountain could not be repaired, Bob is fabricating now.
10. Clubhouse Stove- gas is not permitted. Kevin ordered replacement electric range, estimate install end of the month

11. Shuffleboard equipment- Kevin is ordering new equipment and putting resurfacing on Cap Exp for 2025. Large cracks will be temporarily filled.
12. Pickleball, Bocce and Tennis courts will be resurfaced during the off season.
13. Roof cleaning on clubhouse- Two companies turned down the work due to pitch of roof. Kevin will pay for lift truck and is talking with two other companies now.
14. Carpeting in clubhouse- new carpet will be added to Cap Exp for 2025

New items discussed

- 1) Fencing- pool, perimeter, and RV fence will be inspected and repaired
- 2) ARC forms will not be approved for any home fencing, per Kevin
- 3) Don't feed wildlife signage- **no one should be feeding any wildlife.** Kevin will look into getting signs. Please report anyone observed breaking this law to the office. It is a \$500 fine.

Thank you for taking the large leaning pine tree down by the large tiki hut at pool.

We now have the new team in place for our web site. Charlie Wakefield and Sandy Boles.