

PINE LAKES ESTATES HOMEOWNERS' ASSOCIATION  
BOARD MEETING MINUTES  
January 13, 2025

President Heier opened the meeting at 7:00PM in the Pine Lakes Ballroom. In addition to the 5 Board members, there were 39 members attending this meeting. There were no new members.

Secretary Report – Cindy Ahrens

The Association received a holiday note from the attorney Colby Keefe that secretary read “I am truly grateful I get to work with you all. Happy Holidays to each of you and thank you for the hard work you put in for Pine Lakes and its owners.”

Minutes of the December 9, 2024 meeting had been posted on the official bulletin board and the meeting minutes were read; motion to approve the minutes by Saniti, seconded and approved.

Treasurer Report – Wendy Saniti

Saniti reviewed the Reconciliation Detail for Period Ending 12/31/2024 (posted on the official bulletin board).

Beginning Balance:	\$103,512.03
Total Checks and Payments:	\$1,366.92
Total Deposits and Credits:	\$301,767.14
Register Balance as of 12/31/2024:	\$403,912.25

January 15, 2025 is scheduled for follow-up on the semi-annual ELS payments.

Motion to approve the report by Heier, seconded and approved.

ARC Report – Bob Godek

Only one request for adding a patio was approved.

Unfinished Business

- 1) Update on Road Ownership – Matt Heier  
Plan of Action Committee is planning a meeting with Bruce Hirsch to discuss possible options re the use of Circle Pine.
- 2) Board Will be Doing 360's Inspections in January – Matt Heier  
Been too chilly, will begin process when warmer. Suggestion from a member to also watch for feral cats.
- 3) Annual Meeting Information – Matt Heier and Cindy Ahrens  
Thanks to Dede LaBelle and Donna Folsom for being in charge of the Nominations and Election again in 2025. Also, thanks to the Court Captains and Cul-De-Sac captains for delivering the information materials – and the leadership of Joann Cline for this project. All members are encouraged to be sure to vote either by proxy or in person at the meeting on February 10, 2025 – 6:30 to register, 7:00 for the meeting.

New Business

- 1) Board Members – Matt Heier  
Our Board needs all 5 members to keep everything going. Right now, there is one candidate for the two open seats on the Board. The continuation of our Association needs all 5 Board members for balance.  
PLEASE CONSIDER RUNNING FOR THE BOARD AS A FLOOR NOMINATION AT THE ANNUAL MEETING.

Liaison Meeting Review – Matt Heier

Pool was chilly – problem with members/residents messing with the equipment. Shower is fixed. Roof fan for kitchen is very noisy. Hiring for Pub – 2 fulltime cooks. Bridge rotting boards will be replaced. Installing 32 cameras in the community. Issue of cars being parked on the grass.

Issues/Questions from Members – Matt Heier

Lighting on the bridge is bad.

Dirt bikes running along property – fishing and driving noisy dirt bikes on golf cart path.

Removing debris – issue with re-payment.

Usage of the roads.

Lights between tennis court, bocce court and horseshoe area are needed.

Complaint forms are not clear.

Adjournment

Motion by Heier to adjourn the meeting, seconded and approved. Meeting adjourned at 7:55PM.

**NEXT MEETING IS THE ANNUAL MEETING SCHEDULED FOR FEBRUARY 10, 2025, 7:00pm IN THE BALLROOM.**