

**Pinehurst Green HOA**  
**Executive Board Meeting Minutes**  
**October 21, 2024**

Members present: Shirley Wheeler, President; Carole Volz, Treasurer; Bud Bruner, Member-at-Large; Barbara Welch, Secretary. Elgin Garrett was present, representing Mulloy Properties. There were also several residents' present. The meeting was called to order by Shirley at 3:00 p.m.

**Secretary's Report:** The minutes from the August 19 meeting were sent to the Board members via email for approval. After approval they were sent to the residents also via email. A copy has been placed in the clubhouse.

**Treasurer's Report:**

Total assets as of 8-31-24 were \$489,477.44 of which \$406,979.55 was Capital Reserve. September's operating balance is (11,171.28). Year to date income was \$20,619.58.

A motion was made and seconded to accept the treasurer's report. Motion carried.

Total assets as of 9-30-24 were \$488,922.79 of which \$415,650.43 was Capital Reserve. October's operating balance is ((\$4,892.76). YTD Income was \$15,689.82. A motion was made and seconded to accept the treasurer's report. Motion carried.

**Property Management Report:** Only had nine calls, 3 landscaping, 3 work order calls and 3 insurance calls. Six work orders are still open but are in the process.

The dead pine tree across from 10626 will be replaced. Shrubs will be replaced around the end of October or early November due to waiting on the landscaper.

The three trees behind the clubhouse will be replaced this fall.

The stump at 10614 will be removed.

**Residents' Forum:**

A resident requested a new directory. Elgin will send one to the residents. When you get the new one, be sure to see if your email is correct.

A resident requested that an alert be sent out when anyone moves in or out. The Board voted not to do that.

Landscaping Plan: The plan is to replace all dead shrubs and the items listed under the Property Management Report.

**Irrigation:** Peter Wheeler and Tim Mattingly  
Irrigation has been turned off

**Clubhouse:** One rental on October 26&27.

**Pool:** The pool has been repaired but is still in need of a new sand filter that we will need to replace in the spring. We are also in need of a new pool cover. Both of these will be considered in the new budget for 2025. Pam has resigned from being in charge of the pool. Our thanks to Pam for a job well done.

**Social Committee:**

The committee has planned the Christmas Party for Sunday, December 15. More information to follow later.

Twenty people are going to Churchill Downs. Jan will deliver the tickets next week.

**Old Business:****Reminder for winter for your hot water heater:**

1. Open wall vent in closet so heat can flow in.
2. Close the 2 silver vents so cold air stays out.
3. Close the door to the closet to keep heat in.
4. Use RV antifreeze and pour it in the P valve.

**Reminder for winter for water spigots:**

1. Turn off the water shut-off valves inside your unit.
2. Disconnect hoses from the spigots.
3. Turn on the spigots to allow the excess water in the spigots to drain.
4. Leave the spigots open all winter.

The PHG Annual Board Meeting will be held on Monday, December 9 at 6:00 p.m. The location is Lyndon City Hall.

A motion was made and seconded to adjourn at 3:45 P.M. Motion carried.

Respectfully Submitted,

Barbara Welch, Secretary