

PINEHURST GREEN HOA
BOARD MEETING MINUTES
April 20, 2026

Members present: Shirley Wheeler, President; Bill Brammell, Vice President; Carole Volz, Treasurer; Jacqueline Cooper, Member-at-Large; Barbara Welch, Secretary. There were several residents present. Elgin Garrett was also present, representing Mulloy Properties.

The meeting was called to order at 3:00 p.m. by Shirley.

SECRETARY'S REPORT: Minutes from the February 16 Board meeting were sent to the Board members for approval. After approval, they were sent out to the residents and a copy was placed in the clubhouse.

TREASURER'S REPORT: Total assets as of 3/31/26 were \$518,370.41, of which \$443,135.46 was Capital Reserve. April's operating capital balance is \$6,606.55. Capital Reserve Expenses to date: \$72,326.36 for landscaping. A motion was made and seconded to accept the treasurer's report as read. Motion carried.

RESIDENTS' FORUM: There was no response to Elgin's request for questions or concerns prior to the meeting. There was discussion and questions from the residents who were present concerning the cost of the new landscaping. A copy of the association financials is always filed in the clubhouse.

PROPERTY MANAGEMENT REPORT: There were only seven calls. Nothing major. Seven work orders are still open. There was a letter from our insurance company notifying that the insurance is due.

COMMITTEE REPORTS:

IRRIGATION: The irrigation has been turned on. Wallitsch repaired any irrigation heads that were damaged by the landscaping.

LANDSCAPING, TREES AND SHRUBS : Landscaping has been completed. Wallitsch has started the trimming in the back. Elgin will contact Brite View landscaping about the weeds in the beds.

POOL: Tim Mattingly gave a report on the need for a new sand filter for the pool. A motion was made and seconded to replace the sand filter for \$2800.00. Motion carried. He also reported that after the pool is opened, it will be decided whether or not to paint the needed areas. The plan is to have the pool open by Memorial Day Week-end.

SOCIAL: The committee is working on planning an activity for Memorial Day week-end.

CLUBHOUSE: No report

OLD BUSINESS: Carole has been working with a company on getting a price for residents who want to have their dryer vents cleaned. More information to follow.

NEW BUSINESS: The garage beds need to be cleaned by June 1. You cannot have trellises, flags, etc. in the beds. The Board approved replacement of new windows at 10512 Eagle Pines Ln.

There were four volunteers for the landscape committee:
Deborah Rattle, Marge Torrence, Sue Richards and Carol Reckner.

Next meeting will be on June 15, 2026 at 3:00 p.m.

A motion was made and seconded to adjourn the meeting. Meeting adjourned at 4:20 p.m.

Respectfully Submitted,

Barbara Welch, Secretary