

Peachtree Lane Improvement
Open Board Meeting Minutes
July 28, 2025 | 5:30 p.m.
Via Zoom Video Conference Call

Board members present:

Doug Howard - President
Kyle Hamilton - Treasurer
Greg Price - Director

Management Representative:

Philip Gauthier, Manager & recording secretary

Call to Order:

Meeting was called to order at 5:31 p.m.

Quorum Requirements:

- Quorum was met for the meeting.

Approval of April 28, 2025 Open Board meeting minutes:

- Doug - motioned to approve the meeting minutes as written.
- Kyle - seconded the motion
- Motion passed unanimously

Financial / Mgmt. Report:

- Expenditures were normal with exception of the annual insurance renewal invoices being due for 2025-2026.
- Insurance carrier required inspection of all electric panels and sewer line clean outs. Carrier found (5) electric panels in need of replacement and requested sewer line inspection report from plumbing company. Deficiencies were found in sewer lines which are in need of repair. The electric panels and sewer lines need to be repaired/replaced prior to renewal date of 5/5/2026 or HOA will be denied renewal. HOA is already under contract to fix the pool equipment electric panel and will notify affected owners of their electric panel repair mandate. Units (10, 16, 18 & 19)

Old Business:

- There was no old business to discuss.

New Business:

- a) CC&R proposed changes regarding rental unit number and minimum rental period to be voted on by the BOD so that owners can vote on proposed changes. Second presentation with extended time to vote (60 days) versus last time with very short time frame.
 - **Doug made a motion** to attempt a second vote on the CC&R amendment providing the (60) days response time frame. **Greg seconded the motion.** The floor was opened to homeowner comments. There were no comments from the owners. The motion passed unanimously.

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- b) Loading & securing storage shed for HOA roofing tiles, lights and other items:
- Storage shed will have a rolling code lock installed so access can be granted without the need of a key. Remaining HOA items in owners garages will be placed inside the shed.
- c) Discussion of Plumbing and Electrical issues relating to insurance and necessary expenditures that could potentially impact budget and probable dues increase. West Building New Roof Units 12-20 scheduled February 2026.
- Despite findings from insurance carrier, Doug believes with a 4-5% increase in the monthly dues for 2026, the HOA should be able to avoid a special assessment and still be able to cover the costs of sewer line repairs, pool equipment electrical panel replacement and the final phase of the roofing project of units (12-20) in February 2026.
 - **Doug made a motion** to accept the Rainforest proposal and the pool equipment electric panel repair. **Greg seconded the motion.** The floor was opened for homeowner comments. There were no comments. **Motion passed unanimously.**
 - **Doug made a motion** to send letter to owners regarding their electrical panels as identified by the insurance report findings. Compliance date needs to be in advance of renewal period 5/5/2026. **Kyle seconded the motion.** Floor was opened for homeowner comments. Owner with affected panel wants to move forward asap. Another owner suggested a (1) time exemption may be available from APS for the "Riser replacement" and that the riser is accessible from the garage. There were no further comments. **Motion passed unanimously.**
- d) Discussion of Financial Management and Need for updated Reserve Study in near future.
- Need to ensure association is properly managing reserve contribution as property ages. The last capital improvement project will be the asphalt. In its current condition it's believed a crack seal and seal coat will be sufficient to make it last another 1-3yrs. It will then need to be replaced.

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e) Levy of fines by Board Allowance (Article VIII: Section 12: Monetary Penalties)

- 1st Violation: Written request to comply with Rules & Regulations
- 2nd Violation: \$50.00 Fine plus letter explaining subsequent request to comply and loss of amenities (pool area access)
- 3rd Violation: \$100.00 Fine plus letter explaining ongoing CC&R violation
- Further Violation: \$200.00 Fine per occurrence until compliance and fine is paid

Note: Possible stipulation if owner/tenant is in violation with same CC&R within 180 days of the previous violation, the new violation will be handled in accordance with the next level of fines.

- **Doug made a motion** the HOA adopt the levy of fines as outlined above and allowed under Article VIII: Section 12: Monetary Penalties). **Greg seconded the motion.** Floor was opened for homeowner comments. Owners want to make sure rental homes are advising their tenants of the rules and common pool etiquette. Owner believes an email blast should go out to all owners reminding them of using the pool area and being respectful. There were no further comments. **The motion passed unanimously.**

Homeowner Forum: Homeowners discussed insurance company findings and gave insights as to their own dealing with electrical panels. Another owner would like the phantom recycle bin removed from the street.

Next Zoom Board Meeting: The next meeting will be September 22, 2025 at 5:30 P.M.

Adjournment: There being no further matters to discuss, **Doug motioned to adjourn** the meeting. **Kyle seconded the motion.** Meeting was unanimously adjourned at 6:27 p.m.