



Shamrock Pines Homeowner's Association, Inc.

Annual Homeowner's Meeting November 4, 2020

1. Call to order – 6:07 pm
 - I. Meeting of the board of Shamrock Pines Homeowner's Association in lieu of the annual meeting due to unique circumstances, in particular the COVID-19 pandemic making a full meeting not feasible. All five board members present, President T.J. McDonald, Vice-President Doug Gorsline, Treasurer Nissa Roberts, Secretary Justin Dunlap and Board Member Sally Lacoste.
2. Approval of Prior Year's Minutes (copy provided at meeting)
 - I. Motion?
 - 1) Doug motioned for approval
 - 2) Sally seconded.
 - II. Treasurer's Report by Nissa
 - 1) Financial statement was distributed to all present. Copy available by contacting a board member.
 - 2) Expenses:
 - i. Proposed budget shown by Nissa. Major expenses continue to include landscape, insurance, and streetlights. Possible future expense could be pest-control (skunks). The biggest expense in the foreseeable future is the replacement of the fence around the butterfly reserve. Estimates for that were obtained last year. No action on that repair is seen in the immediate future and not likely in the next year. Timber prices have recently increased significantly but wildfires may have an impact on near future timber prices.
 - 3) Association dues collected- there are no outstanding balances.
 - 4) Bank account balances
 - i. T.J. and Nissa brought up the possibility of opening an interest earning checking account or investing more of the money into a Certificate of Deposit. This could be something the upcoming Treasurer can investigate.
3. Architectural Report by Doug Gorsline.
 - I. Approved request for building on Lot 2 was given. The home is nearly complete, and it is believed that the sale of the house has occurred and that a new homeowner is expected soon.
 - II. Only one undeveloped lot remains in the HOA.

4. President's Report by T.J. McDonald

- I. Rich Adams has transferred the HOA website to a new provider which saves the HOA about \$70 a year. He has also kindly offered to continue maintenance of the website. Thank you Rich!
- II. The possibility of requiring permitting for RVs for longer than the permitted time in the HOA by-laws was brought forward by a homeowner. The general consensus of the board members is that this is not needed.
- III. One lot has had visible large plastic bins on the back of their home that has received complaints by neighbors. The president has spoken with the lot owner and there are promises of having the bins moved as soon as possible with complications due to the pandemic delaying the moving of them immediately. The board's general consensus is that the bins are in non-compliance and should be moved. If they are not moved soon, a formal letter will be sent.
- IV. A replacement for the Treasurer has not yet been found. Nissa has volunteered to continue to pay the bills but does not have time to take the full position for the upcoming year.
- V. It is rumored that development of the land north of the HOA has been put on hold indefinitely.

5. HOA Maintenance and Landscaping

- I. Steve Poe (SS&B Property Care) continues to tend to the plantings and trees along Shamrock Road as well as the butterfly habitat.
- II. In addition to the usual maintenance, they also completed additional scotch broom removal as well as removal of a couple of dead pine trees along Shamrock lane.

6. HOA Dues.

- I. The board believes the dues should remain the same for the coming year to continue to pay for annual maintenance as well as continue to build a contingency reserve for possible legal costs related to the Fraser property and future infrastructure maintenance.

7. Election of new officers

- I. Current board Treasurer, Nissa Roberts has decided not to continue to serve as Treasurer. Thank you for your many years of service Nissa!
- II. Homeowner, Sally Lacoste has agreed to continue to serve on the board as a general member for the first of another three-year commitment.
- III. Homeowner, Doug Gorsline, has agreed to transfer from Vice-President to the role of Secretary for the upcoming year, his third of a three-year term.
- IV. Current board Secretary Justin Dunlap has completed his three-year board assignment, one as President and two as Secretary and has decided not to serve another term. Thank you for your service Justin!
- V. Current President T.J. McDonald has agreed to continue to serve on the board as President for his second year of a three-year board assignment.
- VI. Homeowner Curt Penrod has kindly agreed to serve on the board for the upcoming year. Welcome Curt!

8. New Business

- I. There is a smashed phone (or possibly cable?) box on Shamrock Lane.
Doug will investigate the matter and contact the appropriate utility.

9. Call for Adjournment

- I. Motion?
 - I. Motion made by Justin and seconded by Doug.
- II. Meeting Adjourned by T.J.