**2024 Annual Meeting Minutes  
April 24, 2024 Bainbridge Library 7-8:30 pm  
  
Agenda**  
  
 1. Call Meeting to Order  
 2. Introductions  
 3. Old Business:

a.       Collect Proxies

b.       Vote to approve 2023 minutes. Link --> [April 23, 2023 Meeting Minutes](https://www.peppermillchase.com/_files/ugd/cb14dd_a2648e887df849f0b160423ab561e749.pdf)

c.        Budget Review

d.    Vote to Approve Budget

 4. New Business:

a.     Ballot for 2024

5. Adjourn Meeting

**Notes**

Agenda Item 1: Call Meeting to Order  
Meeting Called to Order by Jarred Flynn at 7:15pm.   
Board members in attendance.  
5 seat board, 4 active as noted below, 1 resigned in 2023.   
  1. Jaredd Flynn, President   
  2. Rob Coppenhaver, Vice President   
  3. Brad Schmidt, Treasurer  
  4. Mary Beth Lindner, Secretary

  Agenda Item 2: Introductions

Association members in attendance introduced themselves:   
  1. John Blatt  
  2. John Chase   
  3. Jason Fruh   
  3. Craig Gemmill  
  4. Gabe Hajde  
  5. Tom Hall  
  6. Jeff Kirschman (by zoom)  
  7. Trish & Brian Landsman  
  8. Todd Sherry Lewis  
  9. Dan Lindner  
10. David Monger (by zoom)   
11. Joka & Rosanna San Martin  
12. Courtney Polcar  
13.  Dr. Luke Rothermel  
14. Connie Eddy & John Schneider  
15. Buzz Tabone (by zoom)

Agenda Item 3: OLD BUSINESS:

A.       Collect Proxies: 1) Cross 8671 Chase Drive, 2) Whitner 8591 Peppermill Run,  3) Polcar 8659 Chase Drive.

B.       Motion to approve 2023 minutes.  
The minutes from the 2023 Annual Meeting were approved by all except for the Lewis household.   
Todd Lewis expressed his concerns about details missing specific to the number of yes or no votes for Board o trustee Election.

Board reminded that 2023 had 2 open board seats, Mary Beth Lindner and Rob Coppenhaver candidates were unanimously elected.

C.       2023 Actual and 2024 Budget Review  
Reviewed 2023 (actual expenses) and a 5 year financial outlook, including the 2024 Proposed Budget

Agenda Item 4: NEW BUSINESS:

a.       Resolution 1: 2024 proposed budget approval  
Ballot Results: 16 households YES, 2 household left ballot blank.

b.       Resolution 2: Election of Board of Trustee Members  
Jaredd Flynn: 17 Yes, 1 No  
Brad Schmidt : 16 Yes, 2 blank  
Joao Jose San Martin: 15 yes, 2 No, 1 blank  
Matt Burnham: 15 yes, 2 no, 1 blank

c.        Appointment of Board Positions from PCOA Board Meeting on 5/29/24

President: Jaredd Flynn

VP: Rob Coppenhaver

Co-VP: Joka San Martin

Secretary: Mary Beth Lindner

Treasurer: Brad Schmidt

Ad Hoc Member until Rob resigns: Matt Burnham

Question/Answer Session  
  
Revised Declarations of Restrictions Discussion  
- Discussion on whether we should vote on the document as a whole or in sections  
- Board will send out a copy of the Declarations prior to the vote and will solicit feedback before sending the final version for a  
   vote.  
- If Declarations do not pass on the first round, Board will solicit input from those who voted against the Declarations to  
   consider revising or omitting sections.

Treasury Discussion  
- Todd Lewis asked if we should reduce the dues or residents should get a partial refund.   
- justification for the amount was discussed due to potential unexpected capital needs and the board believes this is the  
  most fiscally responsible path.

Communications Discussion  
- Todd Lewis asked that board meetings be recorded or minutes posted to the website following each meeting  
- After further discussion within the PCOA Board there is concern with posting potentially sensitive information on a     
   publicly accessible website.

- The Board is committed to keeping the community apprised of any key community issues, initiatives, actions, etc. and    
   meeting minutes are available upon request.

Other Discussion

Todd Lewis  
- Raised easement discussions of the past for Burnham property, again  
- His concerns relate to the fact that the PCOA landscaping and mowing includes a piece of Burnham land.  
- Board answered that no easement provided and not required.

Todd Lewis  
- Asked about the rusty gate in the wetlands that can be seen from Route 306.   
- Conveyed that he did hours of research without board reply.  
- Board replied that we actually replied to Todd without response.  
- Board conveyed that some community members in the past expressed no interest in pursuing this.   
  Some attendees at this meeting also conveyed no interest in pursuing.

Agenda Item 5: Adjourn Meeting

Meeting adjourned at 8:30pm.