



**C. Roof Repairs continue.**

*All of the the roofs that have been repaired so far without additional complaints from those that were repaired.*

**D. Building Number Project:**

*Finalizing plans for installation of building numbers to be done hopefully the end of the year.*

**E. Brightview Landscaping.**

*We are aware of resident concerns and noted quality control issues with the current landscaping company. We have brought those concerns up with Brightview management. If issues do not improve the Board will consider replacing them with another lawncare company.*

**F. Board Member Nominations.**

*Anyone who would like to run for a seat on next year's HOA board, please submit a notice of intent to run ASAP. The final list of candidates will be mailed to members after December 27, 2024 - the last day of submission.*

**G. Parking /Booting new booting company (High Risk Enforcement)**

*Letters with information on High-Risk Enforcement information were mailed out the first week of October. The information mailed includes guest registry information. Please keep in mind that each guest is only allowed 30 cumulative days per year. If you registered with your most current license plate number when obtaining parking decals, nothing further is needed. If you haven't submitted the most current car registration information please do so as soon as possible, to prevent getting booted.*

**H. Parking Lot Painting - Restripe**

*Parking Lot- schedule to be decided, 2-4 to paint, Owners will receive notice.*

**6. Accounting**

**B. Owner 1101**

*The attorney is preparing motion to reopen foreclosure due to non-payment. Will make the board aware once the case is reopened.*

**C. Owner 1184**

*still awaiting a response from the attorney. The attorney will make the board aware of the next step based on the owner's response.*

*6½ years payment plan has been denied.*

*Motion: Ayub*

*Second: Lauren*

D. Owner 1132

*The owner remains in compliance; payments will be forwarded once received from trustee*

E. Owner 1144

*This owner has not responded to 10 days opportunity to cure and remains in default of their repayment agreement. Attorney to proceed with collection which would include a lien and a notice of intent to foreclose.*

F. Owner 1147

*This owner has asked to have the \$25 late fee waived. The owner apparently owns two units and accounting errors resulted in a late fee.*

*Motion: Ayub*

*Second: Shakeel*

6. New Business

A. Budget for 2025 to be approved.

*The maintenance fee to be \$345.00, special assessment remains the same \$89.51. Reserve payment to be \$310,080.00 for the year 2025.*

*Motion: Shakeel*

*Second: Ayub*

B. Please remember that if anyone has questions or concerns regarding board decisions, or has a general question about rules, reach out to board via Pines office number or email or GRS Management website.

C. Community Christmas Party / 1<sup>st</sup> Annual Get Together.

*This will be celebrated in the office. The owners are welcome to submit dishes they would like to bring. Date to be decided.*

D. GRS Management

*Beatriz Freijo, property manager from GRS is available to answer questions regarding payments, website, and services.*

7. Open Forum:

*Broken boundary wall is being repaired soon*

*2228 D Removal of tree branches*

*Christmas lights on the entrance*

*Next Monthly meeting on January 14*

8. Adjournment: *7:38 PM*

*Motion: Ruthza*

*Second: Lauren*