

# **PCE HOA MEETING – Monday, June 11, 2007**

Home of Jen Hampton

In attendance: Lee, Chris, Jeanne, Bill, Jen, Betty

Lee opens meeting at 7:03pm

Minutes approved from April Meeting – Lee motioned, Chris second, all approved.

## **Board Action Log Items –**

1. ACC – Homeowner wanting approval for stone fireplace outdoors attached to covered patio. Does board allow or not? CC&R's state only fire within dwelling and bbq grills.

- Jeanne makes a motion to approve fire place outdoors b/c the city of Frisco approves this type of structure. Chris seconds.

2. Taped Doors - Betty talked to 2 people about repair. Both said they absolutely won't patch because it is a waist of time. The whole door will have to be restained. One bid was \$275 to restrain the whole door. Jeanne asked Betty to try and get a few more bids. Bill reminded board that we did not agree to fix the doors that we would look in to it and then make a decision.

3. Yard Violations – 10 or 11 on open items list. Check in 10 days (Lee). Letters gone out after 10 days Lee goes out.

4. Wrought Iron Fences – Should they or shouldn't they have wrought iron fences. Back yard faces future City Park (behind Sem Elementary).

Section 30.2 of CC&R's - Fencing at Open Space – All owners who construct fencing contiguous with Open Space designated on any Final Plat for any phase of PCE and dedicated to the city or Association will be required to construct and maintain a standard wrought iron fence painted black with a height of six feet.

## **Open Item Report-**

- Entry light Dalhart fixed.
- Bathroom pools now have timers (motion sensors).
- Betty got a bid for wrought iron w/ spikes on stone wall to left of door to pool. Bid is for \$325. This will prevent pool hoppers from standing on the green electrical box and climbing on the wall and down into the pool. Bill motioned, Chris seconded to put this on the wall, all agreed.
- Pool Floors: Floors currently have oil based paint. Betty learned that the paint contained very small granules which were probably not mixed very well when painted on the bathroom floors. Bid suggestion was to sand blast paint w/ bigger

granules and top with a gloss finish. Would feel about like 100 grit sand paper. The bid is for \$785 for both bathrooms. Jen motion, Lee second, all approve.

## **Committee Reports -**

1. Pool – City said don't need gated area by pool...can put shed \$1658 with 10% off @Home Depot. It is a Tough shed with base includes installation. Motion by Chris to approve for under \$2000....Bill second....all agree.

Betty will place the order. Shed requested to be painted "OOPS" color.

Bill asked if we can move our old trash cans and put in shed area.

Board asking Pool Committee to come up with 3 choices for shade structure and to describe where these choices will be located. (i.e. Trees, shade over ½ baby pool, pergola). Once Board agrees on one choice, Betty will get bids for it.

### 2. Social Committee-

Committee sent list of items and costs to host a neighborhood party in July. Discussion on costs of several items seemed high/unnecessary. Committee also wanted to know if they could have their own budget to do with what they wanted. Lee and others did not agree. Board to e-mail feedback to Brian.

### 3. Safety Committee-

Jen mentions homeowner concerned with speeding in his alley. Homeowner asking if we can put up speed limit signs. Scott Greer (committee chair) going to look into our options.

## **Additional Discussions:**

1. FOL – Bill asks we don't talk board related items on FOL...to avoid conflicts. We can use the FOL Board to make neighborhood wide announcements.

### 2. Bruce Petty – Fountain

Bruce came to our meeting to discuss our fountains, give detailed suggestions and information about our options.

What we have is a fixed fountain on cast concrete with a submergible pump. The downside for maintenance is you need a diver to swim under water to fix or crane to fix. Easily \$6000 to fix what have.

1 of 3 pumps down. Probably more going on than just the pump. Problems might also include circuits, wiring, & GFI. \$250-\$300 for 1-2 pole GFI. He can add chemicals to unclog the clay like soil if the cause is from soil run-off. We have some run-off areas that could be improved. Alan Cooper treats our water in ponds.

Choice 1: duel pumps (least satisfactory) ½ price of others.

- Pumps have 2 or 5 horsepower, if put in right \$3000 or \$4000 for inexpensive pump. Last maybe yr. Motor heats up and self destructs.

Choice 2: Floating self contained fountain

- Easy to clean
- Can flip to replace lamps all very easily. Would use standard T-4 halogen bulbs.
- How often replace floating fountain??? Aqua Master has a 5yr warranty on motor float and 1 yr electrical.

Electrical panel would be mounted on posts higher than old ones. High above ground to avoid flooding and damage.

Bruce has found that cleaner water has fewer problems – fountains last longer. Make sure have preventive maintenance - have someone out to clean screen.

His service calls \$125 average.

How long until Bruce can go out and see what's wrong and what we might need? Check motor, good bad? What can we do now that looks presentable and what later on cleaning up the old fountain mess? Bruce said we would be able to get his recommendation to Betty in a few days. Wiring needs to be checked which will require a service call.

Bruce would like to see our waterfall working again. Yes, he has ways to keep algae low.

Bill motions to close meeting, Jen seconds.  
Adjourned at 9:08pm.

Respectfully submitted,  
Jen Hampton