

## MINUTES FOR PINEDALE SHORES Monthly Meeting of the Board of Directors

Call to Order: President Gorman called the meeting to order MAY 13th at 6pm.

The Pledge of Allegiance was recited.

A Prayer was led by Jay Gibbs.

Attendees: President Tom Gorman, Interim Secretary David Clayton, Board Members Michelle Olsen, Jay Gibbs, Jacob Brown, Dale Mitchell, Gloria Nall, Cory Weston.

Absent: Austin Humber

Acceptance of Minutes: A motion was made to accept the Minutes for April 2024 by Michelle Olsen and seconded by Jay Gibbs. The motion passed unanimously.

Acceptance of Financials: A motion was made to accept the financials by Jacob Brown and seconded by Michelle Olsen. The motion passed unanimously.

Old Business: Tom Gorman nominated Cory Weston to fill a vacancy, the Board approved unanimously.

New Business: The suggestion of providing the beach with restroom facilities was discussed and it was decided to rent a Porta-Potty during the summer months.

A motion was made to secure the facility during the summer months by Jay Gibbs and seconded by Jacob Brown. The motion passed without objection.

Attorney Greg Stanley reported a check would be forthcoming for dues and late fees collected. The amount is \$2,110.00.

Mr. Stanley reiterated that Stanley & Associates are also offering free 30 minute legal consultations to members by appointment.

Mr. Stanley spoke regarding the POA having authority over all parcels in Pinedale. Jane Gray was present disagreed.

Jacob Brown asked about placing liens. Mr. Stanley explained the POA has the ability to place liens on parcels for non-payment and non-compliance.

Jane Gray asked how you can enforce this now if you haven't in 20 years? Mr. Stanley explained that the law doesn't stop being a law just because you didn't enforce it. These covenants run with the land.

Another audience member stated that once you begin enforcing these covenants, you must enforce them equally. Another audience member suggested if someone didn't want to pay their dues they could move.

Mr. Stanley spoke to clarify the POA already has a lien on every parcel, all that is needed is for it to be activated. He then explained the process. It was further pointed out that Board approval is necessary for any lien or foreclosure. This was in response to concerns that someone would begin claiming property.

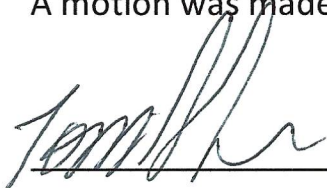
Another questioner asked what if the bank owns your home? It was explained that the bank would pay the dues and add the amount to the home's escrow account.

Jacob Brown asked about suggestions for confronting the non-complying. Mr. Stanley explained Governor Kay Ivey signed a new law, known informally as the "squatter's law" that allows for the arrest of those illegally occupying property.

A discussion was held concerning a Renter's Guest Card. It was confirmed Renter's are allowed to fish in the lake but not allowed to place a boat. A Guest Pass is good only for non-boat fishing.

Further discussions, statements and comments were made, all out of order, generally without loudness or anger.

A motion was made to Adjourn by Dale Mitchell and the meeting was adjourned.

  
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President

 6-10-24  
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Secretary