

Pinewood HOA – Meeting Summary

Date: February 9, 2026

Time: 7:01 PM

Location: Blue Valley Library

Attendees

Attendees – Ajitsinh Kanerkar, Dr. Salil Kulkarni, Tania Mukherjee and 13 attendees (See Attachment)

Quorum: Present

Officer Updates / Elections

- President: Ajitsinh Kanerkar
- Treasurer & Vice President: Dr. Salil Kulkarni
- Secretary: Tania Mukherjee

Financial & Dues Updates

- Delinquencies: ~14 homeowners' total. (9 no payment, 5 partial or late payment)
- Communication: Email sent to delinquent homeowners on Friday of the prior week; official paper notices to follow.
- Verification in progress for ~2–3 households where payment may have been submitted before Jan 31 but posted after Jan 31.
- Operational balance reported: approximately \$59,300; budget allocation referenced as ~\$60,000 and the HOA is “on track.”
- Next step: Board will verify exact due dates/payment posting with MAK and determine whether to waive \$25 late fees when applicable; remaining unpaid households to receive mailed notice with due dates and balances during the week.

Architectural Requests

- Lot 55: Deck color/paint change (including picture framing) – Approved
- Lot 44: Retroactive approval request for exterior color – Approved.
- Lot 42 (referenced during discussion): Roof-replacement request (Approved)

Website & Records Management

- Webmaster update: Ganesh (156th Street) reported UI/look-and-feel updates; content changes pending/ongoing.
- Platform: Wix; subscription noted as active through 2027.
- Planned enhancements: Explore account functionality (sign up / login) and website-based submission workflow so architectural requests and homeowner inquiries are captured as searchable records. SEO optimization so the site is searchable in Google
- Records requirement: Board emphasized maintaining records for a required retention period and wants a central intake/record system via the website.
- Website archive: 2025 documents moved to an archive folder; 2026 section intended for current-year documents. January 2026 meeting notes were added to the site.

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Communication & Social Media updates

- Committee member Angell Halls provided update on Facebook: Public announcements page and shared additional people as admin has been added & emphasized the announcements page is moderated for announcements only.
Follow us on <https://www.facebook.com/profile.php?id=100064688918494> for announcements
- Committee member Christian Porras provided update 12 homeowners are current members and offer to add additional people as administrators.
Facebook Community group - <https://www.facebook.com/groups/1168216318127297>
- Links: Board planned to include website + Facebook links in the meeting notes email.
- Future tools suggested by attendees: Dedicated role-based email addresses, MailChimp (free) for centralized messaging, and Instagram for broader reach; board will evaluate options.
- Newsletter approach: Attendees generally preferred sending meeting notes and transcripts rather than producing a separate newsletter (unless volunteers support it).

Meeting Structure / Q&A Process updates

- Committee member Katherine Pinto : suggested Implement a sign-up process for homeowner questions so the board can plan time and keep meetings on agenda; explore adding this to the website. Katherine Pinto volunteered to help implement meeting decorum/civility measures if needed.

Neighborhood / City Updates (OPCares & Maintenance)

- Streetlights (156th): OPCares response indicated existing lighting meets city standards (roughly 180–360 ft spacing) and additional lights will not be added on 156th based on that standard.
- Stop sign request (Valley View & 156th slope): City will study traffic patterns and determine whether signage is warranted; HOA will be updated either way.
- Light out (157th & Antioch): Determined to be HOA-owned; board planned to replace the bulb using a ladder within the next couple of days.

Open Floor Highlights

- Homeowner raised concerns about repeated discussions regarding a legally parked vehicle, requested consistent enforcement of governing documents, and asked the board to provide information on HOA mediation practices within 48 hours.
 - Board requested the homeowner send the statement/requests via email so the board can respond in a timely manner.
- Homeowner Questioned board why revoting of officers needed and it should have been basic knowledge for board .
 - Board responded January meeting officers were elected based on strengths of the elected member, there past experience and best suited person was chosen. Upon raised

Website - <https://www.pinewoodhoaopks.com>

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- question from homeowners during the jan meeting board decided to make changes to officers during February meeting.
- Homeowner represented as a proxy & another attendee whether the board would share goals for 2026.
 - The board stated priorities include: (1) centralized electronic record-keeping, (2) bylaws update with a target around June, and (3) increasing social engagement/community connections.
 - Homeowner asked if there is a reason that all of the old minutes and financials were removed without access to them.
 - The board replied current board has not authorized any removal of information from website, webmaster confirmed 2025 available documents were moved to archive to make space for 2026 documents. (2025 board took down meeting notes to remove sensitive information such as homeowners details) as mentioned in the open meeting last year when homeowners couldn't access anything. The website has been updated with Meeting notes from January.
 - Homeowner asked if there is ongoing meeting schedule for 2026?
 - The board replied that it has been decided that we will meet every second Monday every month from 7pm to 8pm homeowners will notified in advance if there are any specific changes to any of the meetings.

Meeting Schedule

- Next meeting: March 9, 2026 – 7:00 PM to 8:00 PM – Blue Valley Library (booked).
- Following meeting: April 13, 2026 – 7:00 PM to 8:00 PM (booked).

Action Items

- Verify with MAK payment submission/posting dates and determine late-fee waivers where applicable; send mailed notices with balances/due dates to delinquent homeowners.
- Upload/share February meeting notes (and relevant links) with homeowners; include website and social media links.
- Website: Continue work on account/login and website-based intake forms to maintain HOA records in one place; consider SEO optimization.
- Maintenance: Replace HOA-owned light at 157th & Antioch.
- City follow-up: Monitor the city study for the stop sign request and communicate outcome to homeowners.
- Meeting process: Explore implementing a question sign-up mechanism (website or other) to structure Q&A.
- Respond to Homeowners request regarding mediation practices and enforcement concerns, once received.