Pinewood HOA – Meeting Summary

Date: Sep 14th th 2026

Time: 7:01 PM

Location: Teams Meeting/Online & Blue Valley Library

Meeting Overview

- The June Pinewood HOA Board Meeting was held on sept 14thth, 2026, In person @ Blue valley Library & via Microsoft Teams video conference.
- Board members in attendance: Ajit Kanerkar, Salil Kulkarni, Residents in attendance: In person- 3 & Online- 3.
- Meeting was recorded; video was optional. Attendance recorded.

Financial & Dues Updates

- All dues collected, Current operating balance ~$43K , as of 8/31/2026
- A second partial delinquency exists — a small late fee only; annual dues for that homeowner have been paid. Will remain on account until paid
- Upcoming special meeting expenses discussed, Venue, refreshments & thank you gift cards for outside speakers.

Architectural Requests

- Board has received 28 total architectural requests-28 approved.

Website & Records Management

- Meeting Notes & Financial records available on website.
- Communication & Social Media updates

  - **Follow us on https://www.facebook.com/profile.php?id=100064688918494 for announcements**
  - **Facebook Community group - https://www.facebook.com/groups/1168216318127297**

Community & Maintenance Updates

- **Arch Violations/concerns-**Bord sent out notices to 4 homeowners identifying architectural concerns. One homeowner has already complied, 2 have responded to board with plan for resolution and one homeowner has not responded to the board will send another friendly notice legal action if no resolution**.**

- **Official record request,** there has been multifold increase in record requests this year (prior years none) Board agrees homeowners are entitled to the information, records kept in minutes of meeting, financial records of all the spending (maintained by third party) all are available on website if any homeowner wants to inspect. Additional information such as violations and board communications with concerned homeowners are deemed private and not publicly available information.

Website - https://www.pinewoodhoaopks.com

Board will discuss this at length to establish a procedure for such requests.

- **10-day notice requirement for HOA records:** 10-day notice for records request is applicable to HOA's existing records, Board cannot categories, synthesis data based on records, board only identifies homeowners by lot # due to privacy reasons**.**
- Agenda items include discussions with homeowners on how to address requests and violations uniformly by adopting procedures. Board wants to get community input to finalize and adopt these procedures.
- No additional maintenance concern identified.

Bylaws Update

- **Amended and restated bylaws are ready for community vote** board will share meeting notices that was discussed meeting is set for oct 3rd 2026 at pleasant ridge middle school
- **Agenda for "special meeting" includes** discussions with realtors (2)-board provided them 10-12 different questions to prepare for discussions & provide data-based information
- **Lawn care/maintenance:** current contractors will share information/educate people on how to maintain lawn with typically timeline of type of maintenance activity.

Community Guidelines – Submitting Concerns

- No discussion on this topic

Open Floor Highlights

- **What is the purpose of those so many requests board mentioned earlier?**
  Board agrees there have been unreasonable record requests this year, we as community should agree, acceptable requests, questions/details of those requests and procedure for uniform actions. board proposes forming ethics committee which can audit board quarterly or semi annually
- Homeowner made comment about recent email chain requesting additional information/data-based categorized records-board member shared personal opinion that it's not best use of their time to respond to such queries where board does not keep such records, synthesize data, community as whole needs to understand what is acceptable what is not and we discuss this at special meeting. Homeowner privacy is important
- Homeowner mentioned some people are thinking things are not being done and that's why asking questions- board mentioned: there are not set parameters/timelines to go by so board works with homeowners directly to address

concerns and that information legally should stay between concern homeowner and board not third-party board has proposed to have procedures in place for uniform actions. Board focus is on addressing issues and resolving than opting for legal remedies.

- Homeowner asked what projected reserve by end of the year 2026-Current reserve would be stand at 15K, by end other year we might be around ~ 20K
- Homeowner complained they did not hear back from board on their concern about accessing website: board response, board has looked at the concern and everything worked just fine, was not able to replicate the issue, this is communicated to homeowner already, URL was confirmed, attendee were able to access website without any issue and this is not an issue affecting all the user but just the user in this case. Attendee suggested it might be VPN issue.
- During discussion of the special meeting, Quorum requirements, voting requirements discussed, the Board noted that the amended and restated bylaws will be presented for a community vote. Neighborhood feedback has been incorporated, and the full 13-page document has been shared with the community for a single final vote. The Board stated that all required steps are based on the attorney's guidance and will be followed to ensure compliance.
- Board will communicate with homeowners and plan day to encourage more participation. Refreshments will be provided.
- Board mentioned meeting was set based on published schedule " 2nd Monday of the month" moving forward if this falls on chief's game day will make necessary adjustments! GO Chiefs!
- Meeting was joined by new community member, board and attendees welcomed the neibour, they introduced themselves and others will have opportunity to meet during the "special meeting" if they are in attendance.

Meeting Schedule

- Next HOA meeting: October 12th, 2026

Action Items

- Share "special meeting notice"
- Share proposed amended and restated bylaws with homeowners.
- Finalize meeting-day activities, including proxy handling, vote counting, and refreshments.