

PDPOA BOARD OF DIRECTORS
MEETING
March 26, 2025
5:30 PM | PDPOA Conference Room & Zoom

Board Members Present:	Kurt Faires, <i>Chair</i> Karen Booth Doug Luba Barbara McFadden Lee Whitehurst	Alice Bettencourt Kelly Brown Brad Marra Bob Talbot
Ex-officio:	Bill Dix Elizabeth Simpson Paige Dickerson	<i>General Manager</i> <i>Recording Secretary</i> <i>Controller</i>

Chairman Kurt Faires called the meeting to order at 5:31 p.m.

Chairman Kurt Faires called for a motion to approve the February 2025 Meeting Minutes. Bob Talbot made the motion; it was seconded by Barbara McFadden.

The motion passed unanimously. (9-0-0)

Reports:

<https://pdpoa.org/wp-content/uploads/2025/03/2025-03-26-Meeting-packet-OWNERS-FINAL.pdf>

Kurt Faires presented the Chairman’s Report.

Bill Dix presented the Management Report.

Bob Talbot, Treasurer, presented the Treasurer/Finance Committee Report and made the following motion:

“The Finance Committee moves the Board approve the 2024 Audit Report as presented.”

The motion passed unanimously. (9-0-0)

Barbara McFadden presented the Nominating Committee Report.

Steve Laskowski presented the Infrastructure and Accessibility Committee Report.

Dave Morrill presented the Safety and Security Committee Report and made the following motion:

“The Safety and Security Committee recommends the PD Board appoint Cate Jarrett to fill the current open term ending in 2025.”

The motion passed unanimously. (9-0-0)

Jerry Bowling presented the Sustainability Committee Report.

Brad Marra presented the Greenwood Communities & Resorts Report.

Unfinished Business:

ARB Design Guidelines

Kurt Faires made the following motion:

“I move to approve the proposal from Mosaic Consulting to assist with the revision of the ARB Design and Construction Guidelines.”

Doug Luba seconded the motion. The motion passed unanimously. (9-0-0)

Preferred Trash Provider

Kurt Faires made the following motion:

“I move the Board approve sending out a survey to single-family homeowners regarding a preferred trash provider.”

Lee Whitehurst seconded the motion. The motion passed unanimously. (9-0-0)

Revised Resort Rules for e-bikes communication plan was discussed.

New Business:

Partner Relations Committee

Kurt Faires made the following motion:

“I move to dissolve the Partner Relations Committee and to empower the GM to foster and nurture relationships with our commercial partners.”

Kelly Brown seconded the motion. The motion passed unanimously. (9-0-0)

Board Meeting Procedure

Alice Bettencourt made the following motion:

“I move that the Board return discretion to the Chair for running a Board of Directors meeting under Robert's Rules of Order Newly Revised as required by Article XII of our bylaws.”

Barbara McFadden seconded the motion. The motion passed unanimously. (9-0-0)

Alice Bettencourt made a motion to adjourn. The motion was seconded by Lee Whitehurst. The motion passed unanimously. (9-0-0)

Adjournment: 6:32 p.m.

The meeting was followed by owner comments.