

Pine Bluff Overlook (PBO) Homeowners Association (HOA)
Annual General Meeting Agenda
Google Meet Virtual Meeting
Meeting ID: meet.google.com/uve-rxqq-hxy
13 February 2023 : 7-8 PM EST

- **Call to order: 7:00 PM**

- **Opening comments - Scott Kocher**

- **Secretary Report / Confirmation of Quorum / Introduction of Current Board and Expiring Term Positions - David Giffel**
 - President - Scott Kocher 2022-2023
 - Vice President - Brian Rueschhoff 2022-2023
 - Secretary - Dave Giffel 2021-2022 (Expiring Term)
 - Treasurer - Open 2021-2022 (Expiring Term)
 - At-Large - Bret Schroeder (2021-2022) (Expiring Term)
 - At-Large - Schae Freshwater (2022-2023) (Social Events)
 - At-Large - Open

- **Presentation and vote of the nomination slate for 2023-2024 - David Giffel**
 - Scott Kocher (2022-2023) President
 - Brian Rueschhoff (2022-2023) Vice President
 - Bret Schroeder (2023-2024) Secretary (Maintenance)
 - New Treasurer - Nate Mott (2023-2024)
 - New At-Large - Andrew Sehr (2023-2024)
 - Shae Freshwater (2022-2023) At-Large
 - Open At-Large (2023-2024)

- **Review and Presentation for Approval of 2023 proposed budget**
 - 2022 expenditures vs 2023 proposed budget
 - Reserves

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- **Overview of 2023 construction impact to Pine Bluff Overlook - Dave Giffel**
 - City of Fishers 106th Street construction plans
 - City of Fishers Cumberland Road construction plans
 - City of Fishers PBO street repair & resurfacing plans

- **Overview of Maintenance Items - Bret Schroeder**
 - Common area and entrance mowing & flowers maintenance
 - Pond maintenance
 - Miscellaneous items

- **Overview of Social Events - Schae Freshwater**
 - 2022 Halloween fall festival
 - 2023 Social plans

- **Miscellaneous Items -**
 - New website overview
 - Proposed revisions to the PBO Covenants & Restrictions

- **Open Q&A**

Adjourn -