

Pointe Woodworth HOA
Minutes April 21, 2015

Board Members present, Chris, Dan, Debbie, JoAnne, Shawn
Also Present Brian Reeder, from Reeder Management

Chris opened the meeting at 7pm
Minutes of the March 17, 2015 meeting were approved.

Committee Reports:

ACC/R&E

...1839 MC – Concrete around tree has been removed per board letter request
...Vehicles parking on street an ongoing problem. Volunteers are needed to tag vehicles however follow-through to tow vehicle is difficult when intervention ensues with owner. Board will continue to reach out to home owners through the HOA website and the continued tagging of vehicles.

COMMUNICATIONS

...Annual Garage sale is June 19th and 20th 9am-4pm. This message will be conveyed to residents via Pt Woodworth website as well as a large sign displayed at both gates. Debbie Lindsay agreed to prepare the signs and schedule advertising in the newspaper and Craig's List. Residents will be asked to list any specific items they would like mentioned in our advertising on our website.

...Regarding HOA dues, Reeder management will send out collection letters this month and again in May stating that unpaid dues by July will result in a lien on their property.

BUDGET

...No new report

LANDSCAPING

...Discussion of upper hill. Board will contact Terry Ferguson, Baseline Engineers 253-565-4491 to have boundaries surveyed to establish perimeter of fence line on the upper hill and all Pointe Woodworth boundaries.

RV

...Still issuing keys to RV renters-May 1st is first 30day cutoff date. Letters will be sent to renters advising them of new rules requiring the vehicle in the lot be clean, currently licensed and resident must be current with HOA dues. Two more 30day periods must pass before the board can take action to remove the vehicle.

SAFETY AND SECURITY

...Chris contacted the police department asking for an officer to attend an HOA meeting but has not heard back from them yet. Chris received a bid from a security company of \$625.00 per month to drive through our development 3 times per night, 7 nights a week. Board agreed to table hiring a guard at this time and do further research. Consider having the security service attend one of our board meetings. Dan will bring "game" cameras to the next meeting for discussion of placement.

Dan made a motion, it was seconded and passed that he orders new small key and dual-use key fobs for \$5 each. He will post the availability and price of new remotes on HOA web page.

NEW BUSINESS

...Regarding Reserve Study RCW 64.34.380 Following discussion, the board motioned to conduct a reserve study every three years. It was seconded and passed. The last reserve study was done in 2013.

...Asphalt roads Dan received a bid of \$2610 from APS Asphalt Patch Systems - to repair 4 sidewalks and asphalt 2100 linier feet. Bid also includes reflective striping at exit gates. Dan made a motion and it was seconded and passed by the board to accept the APS bid.

...RV lot wooden fence behind lot needs repair. Dan will hire work done to be paid directly from the RV account and not the HOA dues.

OLD BUSINESS

...Update on completion work by Earthtech. The rules keep changing and Pointe Woodworth has been just been informed by the Fire department that the debris left on the hill is a fire hazard and must be cut back 20'. Earthtech can get this done for about \$1320 and will inform board if amount increases in \$500 increments. They expect this job to be completed in the next two weeks. Chris made a motion to hire Earthtech to complete this work and it was seconded and approved by the board.

Board needs to hire surveyor to determine boundaries and engage an attorney to define our property owner's rights. Chris will contact attorney Michael Oats at Davies Pearson. In the meantime, board is considering installing slats in the cyclone fence. Also a sign will be displayed reading "FUTURE SITE OF POINTE WOODWORTH OVERLOOK PARK"

Meeting adjourned at 8:10pm

Next meeting May 19, 2015 at 7:00pm