



Pointe Woodworth
Home Owners Association

Board Meeting Minutes
Tuesday, December 13, 2005- 7 PM

1. Meeting was called to order at 7:07 PM by Cheryl Murphy, President.

Board Members present: Cheryl Murphy, Barb Randall, Jane Cole Gallo, Byron Hiller, Dan Zwickl

Also Attending: Brian Reeder

2. Approval of November 15, 2005 minutes. M/S/C to approve the minutes as written.
3. Old Business
 - a. Budget / Reserve Study –
 - i. At the present time homeowners are paying \$440 a year in maintenance dues. At the end of this year, 2005, we have a balance of zero in our operating account to pay bills. We have no money to pay bills until residents pay their dues. Bills must wait until January to be paid.
 - b. R.V. Lot lighting – Cost will be approximately \$1800 and includes 3 light poles in the RV lot. There will be discussion at future meeting regarding security Cameras. The Board wants to recognize Len Randall for his labor on this project. His hard work saved the HOA several thousand dollars.
 - c. Handle for walk in gate – Walk in gate handle was repaired at a cost of \$400 by our Gate repairman. Upper gate is on the agenda to be repaired.
 - d. Tree Planting Project – Phase I – Received letters/contracts from 2 residents of three who were given the opportunity to own a maple tree in their parkway. Planting is scheduled for the second week in January 2006.
4. New Business
 - a. To be on the RV Committee must be renting space – RV lot contract states that residents must be renting a space in the RV lot in order to serve on the RV Committee.
 - b. Security Camera Update – Estimate of \$3,500 obtained. Discussion regarding the process of setting the cameras to maximize security for vehicles in lot. There will be future discussion on when budget will allow this project.
 - c. Begin Preparation for the Annual Meeting – It was recommended that we keep meeting in the same place (NE Elementary cafeteria). Meeting is tentatively scheduled for Wednesday, March 22, 2006. \$150 deposit is needed to secure the school site.
 - i. Prepare Agenda

- ii. Discuss proxy preparation for vote on replacement Board members – 3 positions available
 - iii. Discussed preparation of the proxy for Reserve Study options. No decision has been made at this time. Further analysis by the board and Budget committee is needed. Board will decide on the operating maintenance dues amount. The HOA will vote on the amount for the reserve.
- e. Drawing was conducted for the contest winners for the Security Committee Surveys. Congratulations to #26 and #10 who submitted their surveys in a timely manner and were included in the drawing for the gift cards.
- f. Lifted sidewalk on Mariners Circle. To be discussed at the next meeting. Estimate will have to be obtained and submitted to the board for repair.
- g. Committee Reports
 - a. ACC - Will be scheduling a meeting to work on painting guidelines for residents. Homeowners need to submit plans to the Board before re-painting their homes. It is the desire of all members on the board to maintain the physical look of this community. In order to avoid unnecessary expenses on the part of our residents, please bring your paint colors and plans to the ACC committee for approval.
 - b. Budget Committee – Board will need all budget figures before January 20, 2006.
 - c. Communications – Next Newsletter will address issues regarding dogs without leashes, cars on the street, etc. We will also be complimenting the wonderful display of holiday lights presented by PWW homeowners and announce our Fall Art Contest Winners.
 - d. Landscape- Winter maintenance was applied to lawns and guaranteed for 3 years.
 - e. R&E – Need an HOA member to run point on staying on top of the vehicles parked on the street regularly. All vehicles that belong to the homeowner or family should be kept in driveway or in garage – not on the street. Also need to crack down on dogs wandering the neighborhood. All dogs when outside the home or yard should be on a leash. Humane Society should be called for any dog wandering the neighborhood.
 - f. RV - There was an attempted carjacking in the RV lot on Dec. 5, 2005 at 6:40 AM. Suspects could not get out of the gate with the vehicle.
 - g. Safety & Security – Forest green signs placed at RV lot. Removed towing signs from other areas and place them at the RV lot.
 - h. Social – There is a budget of \$1,350 in social fund but presently there is no chairman of this committee. Annual meeting costs will come out of this budget.

Meeting adjourned at 8:40 PM.

The next Board Meeting is scheduled for Tuesday, January 31st, 2006, 7PM at the Lighthouse. The February meeting will be held February 28th, 2006. All residents are invited and encouraged to attend.

Respectfully submitted,

Jane Cole Gallo
PWW HOA Secretary