



Pointe Woodworth

Home Owners Association

Board Meeting Minutes January 4, 2005

Board Members Present: Cheryl Murphy, Barb Randall, Roy Litts, Dohn Johnson and Joe Irby

Attending: Dan Zwickl, Byron Hiller (R&E Chairperson) and Chris Murphy

7:10 pm, Meeting called to order by Acting President Roy Litts.

1. **M/S/C (Moved Seconded Carried) Approval of the minutes from the last Board meeting, with the following additions and corrections. None.**
2. Old Business:
 - a. **M/S/C to approve the Committee list as submitted, to include all revisions.**
 - b. No update on homeowner work party liability waiver, at this time. Dohn Johnson will continue to work on such waiver.
3. Committee Reports:
 - a. Social Committee: No report
 - b. Landscaping: 1) **M/S/C to proceed with the repair of the park drain at the quote of \$1500. (This was completed prior to the minutes being posted on the Web Page)** This scope is included within the 2005 budget.
 - c. RV Committee: The work is complete and the spaces have been rented out, raising the money necessary to pay for the incurred expenses. RV committee has advised the R&E committee that there is plenty of space available for any boats, old cars and such that are prohibited by the CCR's and has passed on to them a list of those who were parking cars there when it was free.
 - d. Communications; Committee list approved as noted.
 - e. Safety & Security: We do have a gate maintenance contract with Guardian. It calls for a quartile survey of the equipment and a written report submitted. To date, no report has ever been seen, but it could have been sent to others not present. (Very unlikely) Contract is up in July 2005.
 - f. Budget: Discussion of the new budget was held, to include landscaping additions beyond the scope of the current budgeted amount. 1) **M/S/C to add \$500 to the landscape budget for the purpose of additional work.** 2) Discussion held about the necessity of a third party study to determine financial reserves for the HOA. The question was raised about a

committee of homeowners handle this study. (Yes, a homeowners committee could conduct the study, but it would not be a third party study. Homeowners have a vested interest in the process and outcome and therefore, cannot be considered a disinterested third party.) **M/S/C to add a budget of \$2000 for a third party reserve study.** 3) **M/S/C to add \$900 to the budget for replacement of burned out streetlights.** 4)

Discussion held on how to increase the dues by \$100 per year, as the bills have already been sent out. It is agreed that the Board has the authority to set the annual dues, to include increases and decreases as necessary.

M/S/C approval of the budget as submitted, to include the above additions and assuming a dues increase of \$110 per year. President Roy Litts will contact Brian Reeder and Clint Johnson (Atty) to insure timing of dues increase and compose a letter to all homeowners explaining the budget increases and the necessity therefore. (Good luck Roy.)

- g. Architectural Control: No report.
- h. Rules & Enforcement:

4. New Business:

- a. Discussion held on covering special HOA assessments with additions to a homeowner insurance policy. Joe Irby will determine the details.
 - b. Proceed with the repair of streetlights per 2005 budget.
 - c. Proceed with recognition plaques for those whose board term is up. (Current the terms of Roy Litts, Joe Irby, Barb Randall and Cheryl Murphy will be up in March.)
 - d. Track E ownership discussed. This track was not transferred to the HOA when tracks A, B, C, D and F were. Is this a mistake or on purpose? Roy Litts is still investigating and will report next meeting.
 - e. Insurance is now in affect and the glitch repaired.
5. Next Board Meeting is scheduled for, February 1,2005, 7 PM at the lighthouse.
6. They're being no further business; the meeting was adjourned 9:30 PM.

Respectively Submitted

Joseph Irby
Secretary

(Presentation order does not reflect the order of the actual events.)