

Pointe Woodworth HOA

Minutes 6/17/14

Meeting begins 7:00pm

-Board Members present: Greg, Emil, Shawn, Chris and Dan

Absent – JoAnne, Russ

Attendees – Brian Reeder, Scott McLean, Geoff McPherson

Scott McLean and Geoff McPherson presented to the board their concerns regarding the upper area at the top of the hill that now borders houses they are building up there. They are building 4 houses along the rim and are selling them as view homes. They would like us to move our security fence to a lower spot on the hill that would not impact the homes views. They would then replace it with a 4 ft one at their expense. They would also pay to move our fence. In addition, they would like to have the blackberry bushes, trees and other vegetation removed between these homes and the crest of the hill. This is an area approximately 400ft by 30ft. He would then replace the vegetation with plants recommended by either a hydrologist or an engineer to ensure the hillside stays stable and does not erode. He again would pay for the cost of the vegetation removal and replanting.

The board shared concerns regarding water run-off from these 4 homes to our property and our retention ponds. Scott and Geoff shared that the drainage is designed to collect all water on site. The board asked how we could ensure our security if we moved/lowered the fence and eliminated the vegetation. They said they would write into the deeds that the homeowners that purchase the 4 homes would be responsible to maintain the area and if it didn't then we would have the right to reverse things.

Next steps will be for the board to meet the builders up at the home sites to make sure everyone is in agreement. The board will then have Brian Reeder's attorney draft legal documents to protect the community's interest.

-Minutes from May meeting were approved

- Committee Reports

ACC/R&E: We will begin placing stickers on cars parked on the streets letting them know they have 72hrs to move their cars off the street or they will be towed. We will no longer send warning letters. Paint requests have all been approved.

Communication: The new bulletin board is in place.

Budget: Brian Reeder shared that we now only have 4 homeowners that haven't paid 2014 dues and 3 additional homeowners that have only paid a partial amount. The board approved him to place liens on these 7 homes if they have not paid their dues by

July 1, 2014. Brian also reported we continue to collect past dues as a result of the individual lawsuits.

Landscaping: Dan will be getting a bid from EarthTech to maintain the trees along the parking strips throughout the neighborhood.

RV: Dan reported the RV lot is full. We will be contacting the homeowner with the RV in space T2 telling them they must remove it as it is undriveable, not licensed and not insured. We will refund their RV lot fee. If they do not remove the RV we will have it towed. There is a hole on the upper fence which will need to be repaired.

Safety/Security: Dan requested the board approve a bid to do the following work: Pressure wash and paint the new fence along the park, pressure wash and paint black caps at entrance, prep and paint black metal entry gates, pressure wash and stain red brick areas at entry, pressure wash and touch up paint on the lighthouse, paint interior of the lighthouse, prep, clean and coat beams in the lighthouse, clean and paint gold letters and gold logos on the gate and lighthouse, pressure wash and seal river rock columns. Bid was from AIG painting. The board approved this expenditure of \$15,768.

-Old Business – A question was sent to the board about the board paying for new locks and keys for the mailboxes. It was determined that was a homeowner responsibility. Another question was asked about having the board hire someone to clean and paint the mailboxes. Dan will ask AIG painting if they would provide an estimate to do the work.

New Business –The question was raised would we allow Estate Sales in the neighborhood, the board decided the CCR's did not allow individual sales.

Dan brought forward an old proposal from a prior landscaping committee regarding replacing trees. Dan gave the information to Chris who will take it to the entire landscaping committee.

Meeting adjourned 8:30pm