



Pointe Woodworth

Home Owners Association

Board Meeting Minutes Tuesday, October 25, 2005 – 7 PM

1. Meeting was called to order at 7:01 PM by Cheryl Murphy, President.

Board members present: Cheryl Murphy, Dan Zwickl, Barb Randall, Jane Cole Gallo and Byron Hiller.

Attending were: Brian Reeder, John Dorfner, Len Randall, Bobbie Abegglen, Morris Pitman, Dan & Shauna Hart, Chris Murphy, Brent Williams, Sara Wood and others who did not sign the guest register.

2. Meeting rules –protocol reviewed prior to the meeting.
3. Approval of the minutes- M/S/C – Minutes from Sept. 27th meeting approved.
4. Old Business
 - a. Reserve Study - Board round table discussion of the Reserve Study. The following comments are summaries of some of the board members comments.
 1. One Board member stated they were against having the Reserve Study done. Believes that individuals from this neighborhood could prepare the Reserve Study and present a plan ourselves. This report has inflated numbers. The bottom hill is for drainage and never intended to be a road (costs of repairs would be different if areas don't have to be paved). Bottom hill road could be replaced with gravel instead of asphalt. Receptacles over drains are being stolen – replace them with plastic lids to cut costs. The earthquake which occurred in 2001, Feb. 28th did not damage any of our homes because of its foundation of hard rock. Roads will last for 50 years not 20-30. Dues could be lowered after looking at report page by page and citing some inaccuracies. When new home owner's move in they ask about the taxes and homeowner's dues not about the reserve account. Opinion is to keep the dues under or at \$500 and continue to keep the neighborhood in top condition. Repairs should be done regularly to maintain the excellent appearance of PWW and keep real estate values up.
 2. Another Board member believes we should hold down the dues of the HO. When the Reserve Study report was given to us, we decided that any future funding decision would go to the board to present options. The next step

would go to the homeowners to be voted on at the Annual Meeting in March. Raising the dues to the top amount of \$340 more would make people furious and is totally unnecessary. If an increase is eminent, a gradual one would be best. I would vote for an amount under or at \$500. Our community is comprised of many ages and incomes. We have a wonderful mixture of young and older folks and that balance PWW and keep it stable. A few issues worth addressing if our expenses were too high: 1. Possibility of removing the gates. There are many expensive homes, like ours, that do not have gates and have good real estate values. PWW is on a hill unto itself, standing alone. I have done these studies to get some information on gated communities and crime, just for information only. It is not necessarily my viewpoint. Some actual research done on gated communities indicate these patterns; crime rate is not affected, gates are there to keep undesirables passing by out, security was the issue for purchasing the home in gated community. Another point is gated access is a safety issue not so much from criminal elements but it limits the amount of people who can come in. Article "Security versus Status? Research by Thomas W. Sanchez, Robert E. Lang and Dawn Dhavale of Virginia Tech. I did not do any research on real estate value and gates at this time. Another option for income would be to look at the present CD we presently have and place it in a higher yielding CD. The playground equipment we have presently is supposed to have a lifetime guarantee of the materials. The expenditures would be for vandalism on equipment. The best way is to look at the budget and the reserve study and look keenly for ways to lower our costs and continually maintain our community for ourselves and future homeowners.

- b. Discussion on Reserve Study by those attending:
 1. Opinions for and against gates and why
 2. Security guard instead of gates or in addition to is more expensive.
 3. Brian clarified that decisions on the budget or increase in HOA dues would be voted on at the general meeting in March.
 4. Board is in discussion re: study and no decisions have been made.
 5. Board will determine the 3 levels of funding (to be voted on by residents in March).
 6. Brian clarified by speaking with Clint Johnson, HOA attorney, regarding Committee meetings. Committee members can meet for discussion and make recommendations and bring them to the Board for action and has always been handled this way.
 7. In the next Newsletter, the Reserve Study will be clarified.
 8. Brian suggested that we mail copies of the executive summary of the Reserve study to Home Owners to be sure all have an opportunity to review it. Also will provide the opportunity to comment and ask questions.
 9. Determined that we should set aside a designated amount of the dues to be set aside to fund our reserves towards future maintenance costs.
5. Old Business:
 - a. RV Lot lighting – (Barb) – Ready for lighting but still must dig the trench. Work should begin around November 7th.

- b. Private Neighborhood signs for gates – (Dan Z)- No report at this time
 - c. PWW Survey document – (Dan Z)-No report at this time
6. Committee Reports
- a. ACC - No report
 - b. Budget – Report given during meeting. Minutes posted.
 - c. Communications – (Cheryl) In preparation for next mailing. Drawing contest results should be completed and provide at next meeting.
 - d. Landscape- (Barb) – Decorative cabbage and pansies were planted at both entrances to Pointe Woodworth.
 - e. R&E – Golf Balls, Cars on street- Letters have been sent to homeowner shooting golf balls into the park. Need to get tougher on the Motor vehicles parked in the street. Warning to be sent to Home Owner and fines will be issued if not compliant.
 - f. RV- (Len)- Joe Irby should be notified in the future re: RV lot matters. Joe is now acting as chairman.

 - g. Safety & Security-(Dan)- Lock on upper gate replaced. The lighthouse entrance gate was broken for a week due to a rat found in the motor. Gate was repaired.
 - h. Social –No update at this time.

Respectfully submitted,

Jane Cole Gallo
PWW HOA Secretary