



Pointe Woodworth

Home Owners Association

Board Meeting Minutes

Tuesday, November 15, 2005- 7 PM

1. Meeting was called to order at 7:10 PM by Cheryl Murphy, President.

Board Members present: Cheryl Murphy, Barb Randall, Jane Cole Gallo, Dan Zwickl and Dohn Johnson.

Attending were: Brian Reeder, Morris Pitman and Dan Hart.

2. Approval of October 25, 2005 minutes. M/S/C to approve the minutes.

3. Old Business

- a. Reserve Study –

- i. Report on Gated community value. – In a study conducted by Fullbright Scholar, Renaud Le Goix visiting UCLA; the following trends were noted in regards to gates and real estate values; In the U.S. the number of people now living in gated communities is 11.1% in the west, 6.8 in the south, and less than 3% in other regions (2001 American Housing Survey). Direct effects of gating are detrimental to immediate neighbors. Scholars believe that gating leads to relocation of crime outside the gates and within adjacent non-gated communities. As for real estate values, effects of gating clearly affects property values. Gates contribute to protect the real estate investment from market fluctuations. Values in gated communities have shown a better resistance during real estate crisis i.e. 1992-1996 than in regular residential ungated master-planned communities; Showing a strong price premium for the gated community in one quarter of the cases (Le Goix, 2003). Summary: Gating a neighborhood actually helps protect a lifetime investment (mortgage) against urban decay. Former non-gated communities may revisit the concept of gating if they wish to maintain their property values and avoid crime redistributions. The concept of gating is supported by developers and home building industry as well as public authorities.

Board discussion citing local communities near PWW are considering becoming gated.

- ii. Update on budget and reserve study. No report. Ongoing meetings with reserve study discussions continues.

It was reported that after further investigation of the details of the Reserve Study document, considerable funds could be saved. Instances of road paving, resurfacing basket ball court and numerous items were discussed to cut costs. More details of reducing the actual costs of future projects is forthcoming.

- iii. PWW Private Roads vs City of Tacoma roads – Contact was made with City of Tacoma regarding the option that was presented at the previous board meeting about turning our roads over to the City of Tacoma. City of Tacoma asset management was contacted and they do not want our roads and say that they would turn down this request. One reason would be that the roads were not built using city standards and 2nd reason is that all of our property lines go to the center of the roadway. We were told request would be denied to change our private roads to City of Tacoma roads. Road maintenance will have to remain in our reserve study as our responsibility to maintain.
 - b. RV Lot lighting – Len Randall starting digging the trench today (11-15). Electric company will put in their own wiring, thus saving us money. The homeowners beauty bark will be replaced after job is completed. Two types of conduit are being installed for high and low voltage power. Motion was made to provide approximately \$300 budget to cover miscellaneous expenses to finish the job. M/S/C. Committee will discuss whether lighting should remain on after dark until sunrise or putting lighting on a motion sensor system. After discussion, it was stated that the reason for constant lighting was for maximum security.
 - c. A vandalism was reported in the RV lot. No locks were broken and vehicle was left unlocked.
 - d. Lock for walk in gate – Lock will be taken off of one of the walking gates at front entrance. M/S/C to remove the lock and place a handle on that particular gate and declare it an exit only gate. The other walking gate would be entrance only as well as your gate code to enter through the main gate.
 - e. PWW Survey document – Completed survey document. Some comments in brief included; garbage cans not brought in, upper gate broken, speeding vehicles, backyard cleanup needed, Communications difficult, swale area trees need trimming. Special THANK YOU to DAN ZWICKL FOR DISTRIBUTING THESE DOCUMENTS AND GIVING OUR NEIGHBORS THE OPPORTUNITY TO SPEAK OUT.
4. New Business
- a. Tree Planting Project – Phase I – Master plan presented to the board that would begin immediately and possibly take up to 3 years to complete in full. Trees planted in the parkways would add beauty to our property as well as real estate value. The plan is to place trees on the lot lines in the swale areas. Homeowners would be contacted and asked to maintain the HOA gifted tree. The overall project would include the following trees; Trident maple, Eastern Redbud, Japanese dogwood, Japanese snowbell, Sourwood & Serviceberry; all small tree varieties. The overall effect of an entire street lined in flowering trees such as these listed (except for the maple) is magnificent and presents an organized,

intelligent master plan for our community. Phase I plan included the purchase of 5 Trident Maple trees to be placed on Point Woodworth Drive to the left of the Lighthouse entrance. Presently, there are sweet gum trees (maples) and the Trident Maples would complete the street. Phase II would continue to the length of Pointe Woodworth Dr. along the rim homes to the cul-de-sac. A motion was made to approve of the purchase and planting of 5 maples at a cost per tree between \$60-75. M/S/C to begin the project and purchase 5 maples. Our regular landscaper will plant and stake the new trees. Before planting begins, homeowners will be contacted. Total cost is around \$500.

5. Committee Reports

- a. ACC - No report at this time
- b. Budget – Begin budget preparation for 2006
- c. Communications – Art contest winners will be published in newsletter and awards will be presented. The Newsletter will be mailed to residents. Committee has a new member, Karissa Lilock.
- d. Landscape- Some items that need attention are: garbage receptacles in the park need to be emptied, toilet in the Lighthouse needs to be repaired. Len Randall will fix the toilet and send the bill to the board.
- e. R&E – No report
- f. RV – No report.
- g. Safety & Security – Discussion on cameras for security. Dohn will investigate types of cameras that would add more security at the Lighthouse and entrances. Will report findings at the next meeting.
- h. Social –Kathy Himes has been added to the Social Committee.
- i. Miscellaneous – Discussion re: linoleum flooring in the Lighthouse. In the near future the flooring needs to be replaced.

Meeting was adjourned at 8:03 PM.

The next PWW Board Meeting will be December 13th at 7 PM. All residents are welcome to attend.

Respectfully submitted,

Jane Cole Gallo
PWW HOA Secretary