

PPOA BOARD OF DIRECTORS MEETING
January 7, 2020
THE POINT CLUBHOUSE

The meeting was called to order by President, Karen Shackelford at 6:00 p.m.

Board Members Present: Karen Shackelford, Tom McKelvey, and Lynda Lewis; Kathy Melton, CAM represented The CAM Team.

Homeowners Present: Gordon Reynolds (304), Carolyn Denoncourt (309), Linda Riesterer (313), Nick Alexander (314/315), Maggie Hansen (318), Berniece Guthrie (321), Jerry Shackelford (323), Ron Mills (324), Bill Thorne (331), and Charlie Askey (332).

MINUTES: Karen Shackelford made a motion to waive the reading and to approve the minutes of the November 5, 2019 Board of Directors Budget Meeting as written. Tom McKelvey seconded. None opposed and the motion carried.

TREASURER'S REPORT/CAM TEAM REPORT (KATHY MELTON):

Copies of the December 2019 financials were emailed to the Board in advance of the meeting. The balances as of December 31, 2019 were:

| | |
|----------------------|-------------|
| Operating Account | \$11,807.72 |
| Money Market Account | \$37,455.66 |
| Total Funds | \$49,263.38 |

Two homeowners have outstanding balances as of December 31, 2019. One paid their account in full this week. A payment plan default letter will be sent to the other homeowner. If the homeowner does not pay within ten (10) days, the Board approved an Association foreclosure action. Statements for first quarter assessments have been mailed.

OLD BUSINESS:

The bulkhead repairs have been completed, and the fence between the marina property and The Point property has been installed.

The approved 2020 budget was discussed. A letter explaining the need for the increase was sent out by the Board, and a response was received from a homeowner. Karen Shackelford shared that the Board is very careful about spending money and that expenses have increased over the years. The roads will have to be redone and funds need to be set aside for it. More service vehicles are coming through on a regular basis and the wear and tear on the roads is increasing. The Board is working with the attorney to make sure the designated reserves are set up properly. The attorney does not feel an amendment to the documents will be necessary. He confirmed that once funds are designated for a specific purpose, they cannot be used for any other expenses without a membership vote. The Board will be requesting updated quotes to determine the cost of repaving the community. The floor was opened to homeowners for questions and comments. Several homeowners asked how much would be put in the reserve dedicated to the roads. The Board has not made a final determination of the amount. Lynda Lewis shared that she paid a tree surgeon several years ago to assess the health of the oak tree. The tree was determined to be approximately 175 years old, is healthy, and is not growing too much anymore. Several homeowners commented that they are pleased that the Board is taking positive action to ensure that the community is taken care of.

NEW BUSINESS:

Tom McKelvey, Gordon Reynolds, and Kathy Melton, CAM will be walking the property in the near future to do an in-depth compliance inspection.

Upcoming projects being considered for the year are:

- Add rocks to gravel parking areas
- Replace broken railroad ties on the property
- Add pavers on the north side of the pool (inside the fence)
- Seal/restripe the parking areas
- Extend parking area at the east end of the pool
- Check community fence adjacent to Unit 327

Many of the items listed above have been requested by residents. Homeowners were asked to let Management know if there are any other projects that they would like to add.

COMMITTEE REPORTS:

Architectural Review Committee – Gordon Reynolds reported that 2019 was a quiet year for his Committee. He asked that new homeowners be given a copy of the color palette when they move in.

Pool Committee – None.

Landscape Committee – Ron Mills reported that he is working closely with Landscape Remedies and that they are doing better. The Board approved discontinuing front yard maintenance. Residents may contact Landscape Remedies directly to set up service. An email will be sent providing their contact information. An invoice will be requested from Landscape Remedies so that payment can be made for the front lawn service provided from June to December 2019.

MEMBER CONCERNS:

Several homeowners expressed concern about pulling out on the north side of the community as it is difficult to see down the road. A suggestion was made to add a mirror to the pole.

The next meeting is scheduled for Tuesday, April 7, 2020. A meeting schedule will be posted by the mailboxes.

ADJOURNMENT: All business being completed the meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Kathy Melton, CAM