

Park Pointe HOA Board Meeting 3/20/07

Minutes

Meeting started at 7:30 with all board members in attendance.

Financial Snapshot:

Eric Lusher reviewed the current financial situation and pointed out we have existing bills that are past due. Among the bills were tax assessments on many of the individual pieces of property maintained by the HOA. Due to the low cost we are assuming there is an escrow account and Eric will follow up with Wendy of Liberty Management to find out the details.

We evaluated the collections and noted we are close to \$2,000 behind on collecting dues. Colin will ask Wendy to escalate the collections procedures and Bryan will research the procedures for issuing liens on homeowners that are delinquent.

The board discussed implementing a version of QuickBooks from Intuit for tracking our accounting as Liberty will be handing over a backup file in QuickBooks format at transition.

Landscaping:

Additional quotes have been reviewed. After much discussion and comparison we have decided to go with Summit Landscape who will take care of all pine straw, mowing, edging, blowing, chemicals and seasonal plantings. The only potential problem would be the frequency of only mowing twice a month in the summer months. We will negotiate at that time if more frequent mowing is necessary.

Entrance Lights:

The wiring has been repaired but the electrician noted that the wrong bulbs are installed into the lamps. The electrician is returning this week with the corrected lamps. All of these expenses are the builder's responsibility as it was initially installed incorrectly and the builder's contractors cut the wiring in the first place.

Management Company:

Colin will provide a thirty day notice to Liberty on March 21st. We evaluated some of the a la carte services however given our operating budget is depleted we simply cannot afford assistance from Liberty at this point. Colin is anticipating a complete list from Liberty on our responsibilities moving forward as our own entity.

Transition Status:

The builder has agreed to warranty all trees from phase three and four until May. The details are still unclear and we are waiting on a follow up. The builder has also agreed to sod some missed area between lots 14 and 15 along the sidewalk. At that point the erosion issue will be evaluated and discussed further. The fire hydrant issue will be evaluated by the fire marshal later this week. If the city agrees then the builder must alter the fence so that the hydrants are readily accessible. The builder refused to assist us with other sod areas and fence construction.

Committee Updates:

Bryan and Wynn are scheduling their initial meetings with the ACC and Social committees. The social committee will come up with initial ideas for bringing the community together and report back to the board with suggestions.

The ACC committee will review the new ACC guidelines that Liberty presented to the board this week. Adjustments will be needed most likely. There are many instances where homeowners are in violation before the board even takes over the HOA. Decisions need to be made on how to address the existing issues.

The board reviewed the open MRF however many of them were past the thirty day window for evaluation. Bryan will present the remaining MRF to the ACC board and get back to the board as soon as possible.

New Business:

Colin suggested talking to the owner of Indigo Joes about sponsoring a newsletter and the manager on duty was open to the idea and will follow up on the potential partnership.

Next meeting to be scheduled for next week so the issues at hand can be resolved quickly.

Meeting adjourned at 9:00