

Park Pointe HOA Board Meeting 4/3/07

Minutes

Meeting started at 6:30 with Colin Waters, Bryan Ponder, Wynn Morgan, and Scott Griffeth present.

Financial Snapshot:

With the latest statement in hand the board briefly reviewed several questionable line items. Without Eric present the decision was made to defer discussion until Eric could update the board with his current findings. Additional delinquent dues were collected and the outstanding number has been reduced from 9 to 4 delinquent homeowners.

Landscaping:

The contract was presented and signed by Colin and the new landscape company Summit Landscaping a.k.a (Colin Please insert name on contract) will take effect this month.

Entrance Lights:

The lights were repaired this morning and a quick drive by confirms the lights are fully functional.

Management Company:

Discussed outstanding collections and non compliance fines. The board still needs the turnover list from Liberty and more direction is needed in how to handle non compliance warnings and when to take action against the homeowner.

Transition Status:

At the time of the meeting Barry Allen had not responded to the erosion issue but we have received an email confirmation from Liberty that the developer is not going to assist us with the erosion problem and suggests that there is not a problem and the homeowners should do nothing about the situation.

The fire hydrants are now accessible as the fence has been re routed around the hydrants.

Committee Updates:

ACC-Meeting scheduled for the 9th. Discussed scheduling walks through the neighborhood to evaluate dying trees and also setting a schedule to walk looking for violations.

Five MRF's were evaluated and responded to. See Attached.

Social – Wynn discussed having more frequent meetings with the social committee at the same time as our regular board meetings as most of the committee members are present anyway. The idea of a picnic in the park was presented as a way to gather the community in a casual setting within walking distance. The committee will try to schedule a time when most homeowners are in town and not on summer vacation.

Data Acquisition: A few more homeowners added contact information. We are only missing a small percentage of homeowner contact details.

Other:

Need to investigate next meeting options for the PACT program.

Scott to review requirements and see about implementing a template based website while Wynn registers a domain name for the new website.

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

Meeting adjourned at 8:00

MRF Status:

List of Approvals:

1. Micheal V Smith, SR requested Feb 16, 2007 APPROVED
2. Izudin Zulfic requested 8-24-06 Fence: APPROVED Shed: please move to the rear of the home resubmitt request for approval
3. Colin Waters requested ? APPROVED all items except Pond: DENIED: Please reduce the size or add a 6' high fence around the perimeter. A pond this large will be considered a pool and dangerous for kids. Please resubmit the pond request with a smaller pond or adding a fence
4. Ted and Dana Gibson requested March 2, 2007 Trees:APPROVED
5. Ted and Dana Gibson requested March 4, 2006 Pool: APPROVED please present a copy of the final inspection of the installation from the county.
6. John Goral's retaining wall APPROVED