

Park Point HOA

Board Meeting 08/09/2007 – Minutes

Meeting Attendance

The meeting started at 6:30 with Colin Waters, Bryan Ponder, Wynn Morgan, and David Rinker present representing the board of directors. Eric Lusher was unavailable for the meeting but had sent information prior to the meeting regarding financial information.

The board members present represent a quorum and represent 80% of the voting population.

Welcome to new Secretary

Scott Griffeth resigned his position as Secretary of the board due to personal reasons. Pursuant to Article 6, section 4 of the association bylaws, the remaining board members present at the meeting unanimously voted to replace the empty position with David Rinker.

HOA Utilities

Recently, Garen homes forwarded the HOA an outstanding water bill that has never been paid for over 12 months; shortly after this, the water for the front area of the subdivision was disconnected. Since the community is responsible for this bill, the previous balance of \$1200 was paid and water service was restored.

The board has recommended that a budget forecast for the water bill of \$150 per month be added to the HOA budget. The board will also ensure that the watering timer for the sprinklers is all set appropriately for the conditions during the season.

David expressed a concern that we may also be responsible for the power bill for the street lights. Bryan thinks this is not the case but will check.

Action Items

1. Eric Lusher: Modify the budget to include an average monthly expense of \$150 for water.
2. Bryan Ponder: Verify the sprinkler timer is set as appropriate.
3. Bryan Ponder: Verify that the community is not responsible for the electric bill for the street lights.

Financial Update

Colin noted that there are several homes in the community that appear to have recently closed that have not paid membership initiation and prorated fees to the HOA.

Current budget projection is a work in progress since the water and electric bills are a new item. It also appears that the remaining tax bill for 2007 (which should be due to the county and city towards the end of the year) are not projected. Once the budget has been completed by Eric, it will be published as an addendum to these minutes.

Action Items

1. Eric Lusher: Determine where the tax bill is for the community property and include the payment of the bill in the budget.
2. Wynn Morgan: Send Colin a list of homes that have closed since March to ensure we are up-to-date in membership dues.

Budget Goals

The board discussed what our budget goal should be to ensure that the community has an appropriate surplus for long-term projects. The board determined that these projects may require funding.

- Since the community roads are private, the community may be responsible for paying for periodic maintenance including resurfacing.
- The sidewalks are community property and the community would be responsible for any maintenance including heaving and cracking due to the nearby trees that line the roads.
- A fence is needed (and possibly fill dirt) on the east side of the main road between lots 15 and 16.
- The fence that stretches along the front of the community needs periodic maintenance and repair.
- Abatements (rectifying a home owner violation and sending a bill to that home owner) may require a contingency fund.
- Other general contingency funds.

Colin volunteered to find more information about the cost of these projects and this should be discussed at the next meeting.

Action Items

1. Colin Waters: Determine specifically if the city or the community is responsible for road maintenance.
2. Colin Waters: Bring fence estimates to next board meeting.

Rentals in the Community

The current covenants do not appear to address rental properties. Since excessive numbers of rental properties can result in lower property values, it is common for HOAs to restrict or eliminate the number of rental properties that the community can have.

This is an issue that more properly needs to be discussed within a full community meeting but the board members are tentatively in agreement that rentals should be at least limited to a small percentage (10%) of the community or eliminated completely.

Action Items

1. Wynn Morgan: Review covenants and determine an appropriate position on rentals.

Member Roles / Bylaws

Wynn Morgan distributed the current bylaws of the association. During the meeting, the board members quickly reviewed the bylaws but a more extensive read of the bylaws are required before members can fully comment on them.

Action Items:

1. All: Review the Bylaws and e-mail comments to the board for discussion.
2. David Rinker: Reword page 3, article 2, section 2 to remove the fact that a yearly HOA community meeting must take place on the second Tuesday of March.

Architectural Control Committee Update

The board discussed that the current method of notifying homeowners of violations may be inadequate. The board members present unanimously voted that the US postal service will be used to send violations and other critical notices. E-mail correspondence and flyers for general communications will still be used at the option of the board.

Bryan and the ACC will review all ACC notification policies and revise as necessary.

Bryan introduced a spreadsheet system to track any home owner violation notices. David Rinker volunteered to review any documentation and also take a periodic backup since most files are kept electronically.

Action Items

1. Bryan Ponder: Read the covenants and determine the minimal requirement that the HOA has to current third violators to legally ensure that abatement can be performed.
2. Bryan Ponder: Write a CD of the current hierarchy and send to David Rinker for a backup and review.
3. Bryan Ponder: Review (with ACC board) all relevant ACC notification policies.

Social Committee Update

The social committee has tentatively set a date in late October to have a neighborhood-wide yard sale. All community homes will be invited to attend.

The board feels that having an interest in the community is critically important so that we have good attendance in the home owner's meetings and people are interested in board positions. In the last few meetings, attendance has been only between 10% and 20% of all homes.

Document Storage

The HOA has no centralized electronic document storage mechanism other than the web site but the board recognized the need for one. David Rinker has volunteered to research any third-party free online services that may be useful.

Action Items

1. David Rinker: Research online document storage solutions.

Affiliation with Ruby Forest's HOA for use of Amenities

A Park Pointe home owner was interested in affiliating our HOA with Ruby Forest's HOA for the purpose of using the Ruby Forest amenities (swim/tennis). The board feels that a formal relationship would open up the possibility that the Park Pointe HOA would become liable for damage sustained to Ruby Forest amenities should a Park Pointe resident abuse an amenity. The board will not discourage Park Pointe residents from individually setting up an agreement with the Ruby Forest HOA but will decline to formally assist the process.

Remaining Builder Transition Issues

The only remaining builder transition issue is the few trees that line the side of the streets that will be replaced by the builder in late September or early October. Assuming this gets done, there will be no remaining open issues.

Homeowner Contacts

The board still has incomplete information for home owners in the community. There is no specific action plan at this time to complete this information but it is slowly being populated through meet and greets and public records.

Park Pointe Web Site

Colin proposed an action items for all board members to review the current web site.

Action Items

1. All: Review the web site and send input to Scott.

Community Pine Straw

Several homeowners approached the board to see if the board would buy a truck-load of pine straw that residents could purchase as needed to avoid having to make special arrangements individually. Unless the HOA could collect monies up front, this seems problematic as the HOA could wind up with a large amount of un-purchased pine straw. Residents are encouraged to collaborate with neighbors to make bulk purchases through one of many landscaping companies or home improvement centers.