



Pointe Woodworth Homeowners Association

Pointe Woodworth HOA 2021 Annual Meeting Minutes – 7-20-21

The meeting was called to order at 6:04 pm by Bill Wilkerson, President.
Attendance: There were approximately 36 residents present.

Welcome and Introductions - Bill introduced the Board: Bill Wilkerson, President; David Butler, Vice President; Dan Thorington, Treasurer; Barbara Andersen, Secretary; and Russ McCarty, Member At Large. Bill Commented on why we have 4 open positions to fill this year (no election last year due to COVID, and 2 positions vacated).

PWW Accomplishments - Bill mentioned the accomplishments for the HOA. For Communications, the website was enhanced, increased communications, and newsletters. The upgrade of the play equipment in the park, not to mention the resolution of the drainage problem. In addition, around both gates were power washed and Bill mentioned Jean at 1850 Pointe Woodworth and Victor at 1705 Pointe Woodworth for graciously providing the water. Phase 1 of the sidewalk repair is complete. A Land Use Agreement with the neighbors on the north end hill was signed. The agreement allowed the neighbors to put up a fence (at their expense), stipulated that they maintain the weeds (this was costing PW ~\$3500 a year), and that they not encroach beyond the crest of the hill. There is another similar agreement in place with adjacent neighbors.

RV Lot Discussion – There was conversation about the RV lot and who is responsible for the perimeter fence. The RV lot tenants feel that the HOA is responsible for any and all damages and maintenance. The boards position is that this is part of the RV lot, and since most of the damages are a result of break-ins, all expenses should be paid from the RV tenants. Bill Wilkerson suggested that a poll be taken from the 180 home owners about what they feel about the RV lot and who should be responsible for this cost.

There was also additional discussion regarding the increased fees for the RV lot.

New PW Activities - Some of the projects slated for this year is the Phase 2 of the sidewalk repair, painting and fixing the Lighthouse, upgrading the security cameras and perhaps add cameras to the upper gate and the RV lot. The Board is also reviewing the proposal from a resident for a Pickle Ball court to be located in the park. In addition, the Board will be looking at landscaping around the main gate, updating the CCRs, and installing a more secure fence around the RV lot.

For the “**See Something, Say/Do Something**” agenda item, it was discussed that if residents see a violation, take pictures and notify a Board member, not just call a board member. Some of the residents in attendance suggested that when a violation is noticed, try to work with the resident. Or, if the trash/recycle/yard waste bins are left out too long, that they help out the resident and stow them for them. Also, if non-resident people/kids are playing in the park, that they talk to them and ask them to leave. Or, if a solicitor is knocking on doors, politely let them know soliciting is not allowed and to exit the development.

Treasurer Report – Brian Reeder provided the attendees with the current status of PW financials. He also thanked the residents as there is only one resident past due (\$2500). In 2018, there was \$19k in past due. Good Job!

Brian also reported out the financial status taken from the June 2021 cash statement:

Operating Account:	\$212,479.47 with a “burn” or spend rate of ~\$8,000 per month.
Reserve Account:	\$107,117.90
Reserve CD1:	\$54,323.99 at .45% maturity 1/18/22
Reserve CD2:	\$204,440.17 at .25% maturity 9/18/21
Total available	\$578,361.53

Committee Volunteers – Bill shared that there are several PW committees that need volunteers. Bill mentioned Barbara Andersen, Secretary, would get a list of the committees, what the committee does, who is leading it, and how often they meet. Bill said that years ago these committees were full and would like to see the community participate in these committees again.

Questions and Answers –

There was a question about whether or not the PW books were audited in accordance with the PW By-Laws (Sec VIII, (d), the Treasurer’s duties include “. . . cause an annual audit of the Association books to be made by a public accountant whenever the annual assessment exceeds \$50,000, unless waived by sixty-seven percent (67%) of the members. . . .” Brian Reeder responded that yes, the books are audited by an outside firm.

There was some discussion about Reeder Management. The question was presented: What does Reeder do for PW. And, after ~20 years, why does PW maintain the same company? Bill respond that Reeder collects dues, sends communications, is the liaison between the Board and legal counsel, pays bills, offers guidance, and provides the financial information, among other things.

Results of Election

After the ballots were counted Brian Reeder announced the newest members of the PWW HOA:

- ✓ Hoon Hong
- ✓ Bill Wilkerson
- ✓ Rock Peterson
- ✓ Adam Days

Adjourn

The meeting was adjourned at 6:56pm