



# *Pointe Woodworth Homeowners Association*

## Approved

### Pointe Woodworth HOA Board Meeting Minutes 9-21-21

#### **Attendance**

- Bill Wilkerson
- Daniel Thorington
- David Butler - Absent
- Rock Peterson - Absent
- Barbara Andersen
- Adam Days
- Hoon Hong
- Brian Reeder (Reeder Property Management) - Absent

#### **Minutes**

Meeting was called to order at 7:05 pm.

#### **Approval of Minutes**

- Barbara motioned and Adam seconded that the minutes of the 8-17-21 HOA Board Meeting be approved as written. Passed unanimously.

#### **Guests**

- No guests due to COVID-19 restrictions

#### **Committee Reports**

- ACC
  - The Board discussed that residents are not abiding by the ACC rules regarding getting approvals. When residents want changes to the outside of their home, it needs to be approved BEFORE the work begins.
- R&E
  - Approximately 6 violation letters have been sent in the last month. The Board agreed that in the future, the violation letters will come from the Board so they can be sent in a timely manner.
- Communications
  - Daniel has done an excellent job in getting the PW website back up and current.
- Budget – no news
- Landscaping – The current landscapers are not providing the services as outlined in their contract. Bill will get with the company's owner and discuss.

- Safety & Security – The Board discussed bringing internet to the lighthouse as well as the upper gate and RV parking lot. Daniel will research and come back to the Board with a proposal.
- RV Parking
  - Bill met with a couple of companies to repair the gate on the RV lot. No repair date has been set yet.

### **Old Business**

- Sidewalk Repair -- All sidewalk trip hazards have been repaired. Project Complete!
- Lighthouse Repairs – The Board is looking for a licensed and bonded handyman that can provide an estimate to repair leaks, replace floors, and door jams.

### **New Business**

- Updating CCRs – Barbara will send out an email asking for volunteers to review and provide updates to the PW CCRs for the HOA to vote on. Looking for approximately 5-7 committee members.
- Board Procedures and Approvals required for projects and payments. The Board agreed that the new process for expenditures between \$0 and \$5000 would require one Board member and one Officer to approve. Anything over \$5000 (outside of reserves) would require the majority vote of the entire Board. Adam motioned and Daniel seconded – approved unanimously. All approved expenditures will be forwarded to the Treasurer for processing.
- Security gate access and existing sprinkler controllers to wireless system. The Board discussed the benefits of upgrading the existing sprinkler controllers to a wireless SMART system with remote access. Not only would it save money, but will be easier to manage. Daniel will look into what it will take to do an upgrade.

General Meeting was adjourned at 7:46 pm

Opened Executive Session at 7:46 and closed at 7:59

Next Board Meeting October 19, 2021