



# *Pointe Woodworth Homeowners Association*

Approved

## **Pointe Woodworth HOA 2022 Annual Meeting Minutes – 9-20-22**

**Call to Order:** The meeting was called to order at 6:45 pm by Bill Wilkerson, President. Attendance: There were approximately 18 residents present, as well as Brian Reeder, from Reeder Management.

**Welcome and Introductions** - Bill introduced the Board: Bill Wilkerson, President; David Butler, Vice President; Dan Thorington (Absent), Treasurer; Barbara Andersen, Secretary; Hoon Hong, Rock Peterson (Absent); and Adam Days (Absent).

**Treasurer Report:** Brian Reeder reported out on the 2021 Year-end and the 2022 Year-to-date numbers as follows:

Year-end 2021: – PW had a profit of \$107,009.69  
Cash reserve is \$545,147

2022 Year-to-date: Financials as of 8/31/22:

Operating Cash	\$208,138.26
Reserve savings	\$177,240.64
Reserve CDs	<u>\$261,830.79</u>
Total	\$647,209.69

Expenses per month are ~\$7,000-\$8,000 per month

There are only 4 homeowners that are delinquent paying dues

Bill will reach out to Daniel to add the 2021 financials to the PW website.

**Upcoming Activities:** The Board reached out to contractors to repair the Lighthouse and paint the existing fence at the park. There still are some logistics that need to be worked out, but the Board is working on it.

The Board is still looking at updating the security system and cameras. We did have an agreement with Comcast to run cable to the Lighthouse for internet, but Comcast cancelled the contract; however, the board is now pursuing other internet providers.

**Communications:** Barbara reported out that there were three Newsletters sent out already this year and another one will be sent soon. If anyone has anything they want to include, please

reach out to Barbara. The CC&Rs were updated to remove articles that no longer are relevant and added in other articles. For example, Bill suggested that an article be included that limits the amount of funds the Board can approve to spend without an HOA vote.

Currently, the updated CC&Rs went out to the Board for review/feedback. Once the Board approves, they will be sent to the residents for a vote. As a reminder, to officially change them, it will require a 70% HOA approval.

**Architectural Control Committee:** Hoon Hong is now leading the Committee and is making some changes to streamline the process. There were 9 requests for paint and 10 other requests.

**Volunteers:** Committees are always looking for members. It was mentioned that back in the day, the committees had a lot of participation. It would be nice to get to that again. Mike Johnson has volunteered to manage the RV lot, and Susie Litts has volunteered to manage the Landscaping Committee. Thank you, Mike and Susie.

**“See Something, Say/Do Something”:** There was some discussion about residents that they should take pictures or talk with a resident when they see a violation. Bill provided an example: He got a call from a resident that saw a large stream of water coming from a house on Pointe Woodworth. After examining, it was determined that it was coming from a broken pipe at the neighbor’s house and notified the homeowner.

There was discussion about people leaving the Trash/Yard waste bins in the street beyond the CC&Rs rules as well as residents parking on the street. If you need to leave your bins out because they are damaged and the City is going to replace them, or you need to park your car on the street for some reason, just contact the Board and let them know.

### **Results of Election**

After the ballots were counted Brian Reeder announced the members voted in to the PW HOA Board:

- ✓ David Thorington
- ✓ Barbara Anderson
- ✓ David Butler

### **Adjourn**

The meeting was adjourned at 7:49 pm