



# *Pointe Woodworth*

## Home Owners Association

### Board Meeting Minutes Tuesday March 26, 2024- 7 PM

Attendance	Officer	Sep 23	Oct 23	Nov 23	Jan 24	Feb 24	Mar 24	Apr 24	May 24	Jun 24	Jul 24	Aug 24
Barbara*	President		A	X	X	X	X					
Daniel*	VP		X	X	X	X	X					
Rock	Treasurer		A	X	X	X	X					
Adam	Secretary		X	X	X	X	X					
Julianna			X	X	A	X	X					
Hoon			A	X	A	X	A					
David*			X	X	A	X	X					

\*(1 Year left of term) X (Attended) A (Absent) C (Cancelled)

- 1) Call meeting to order – 7:00 p.m.
- 2) February 2024 Minutes. Rock motion, David 2nds, Approved unanimously
- 3) Guests requesting space on the agenda – None present at Lighthouse
- 4) Discuss Property Management
  - a) 1<sup>st</sup> Walkthrough – April being considered for first walkthrough. Once all remaining items are loaded into the system.
- 5) Committee Reports as needed:
  - a) ACC
    - i) Homeowners and tree-cutting w/o stump removal. – Send reminder or some sort of notification to remove stumps.
    - ii) Trailers in yards – Violation and should be entered.
    - iii) Moss growing under cars in driveway – Moss is the potential violation. Cars allowed in driveways. Moss being overgrown on driveway can be a violation.
    - iv) Cars on lawns

Overall statement is to enter violations into portal.
  - b) R&E
    - i) Fine for outstanding car. Daniel motion, Rock 2<sup>nd</sup>. Board approved.
  - c) Communications
    - i) Readerboard – Outstanding work by Nola. Readerboard on Upper gate?

- ii) Summer Event in Park – Wishing to do a regular event in the park over the summer. Barb motions to allow it. Daniel 2nds. Unanimous approval.
  
- d) Budget
  - i) Dues – Portal still having issues for some residents.
  - ii) Old Property Management Acct. Receivables
  - iii) Discuss A/R statements. Board determining to file liens on homeowners with greater than 12 months overdue on dues. Rock motions, Daniel 2nds. Board approves unanimously.
  
- e) Landscaping
  - i) Brightview Contract – So far things look good. New contractor has been in place for a couple of weeks. Started on 1<sup>st</sup> of the month. Photos and a couple walkthroughs. They have been very responsive. There is a cycle schedule for the work over the course of the year.
  - ii) Not to exceed amount. Adam motions to accept the \$1k requested not-to-exceed startup costs. Rock 2nds. Board approves.
  - iii) Thatching and aerating effort of \$1500 (written) which will be sent to board for approval. (Agenda item for vote, or offline vote).
  - iv) New vegetation/ground cover bid being worked up for water runoff.
  - v) Tree at 19<sup>th</sup> likely needs to be removed.
  - vi) Sidewalk trees (6-8’ over sidewalk).
  
- f) RV – See 5.g.i.
  
- g) Safety & Security
  - i) Fence & Gates – Approved fences at RV lot and two barrier gates at RV lot and 2 barrier gates at lower path.
  
  - ii) Trip Hazard Assessment – Have them come and do it again (assessment) given that it’s free. 3/4” in terms of length.
  
- 6) Old Business:
  - a) RV lot gate repairs – See 5.g.i.
  
- 7) People on call in terms of asking to get common discussion.
  - a) Trees on property strips
  - b) Cars on streets.
  
- 8) Close regular board meeting – 7:58p.m.
- 9) Executive Session