



Pointe Woodworth

Home Owners Association

Board Meeting Minutes Tuesday May 28, 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	X	X			
Daniel*	VP		X	X	X	X	X	X	X			
Rock	Treasurer		A	X	X	X	X	X	X			
Adam	Secretary		X	X	X	X	X	X	X			
Julianna			X	X	A	X	X	X	A			
Hoon			A	X	A	X	A	X	A			
David*			X	X	A	?	X	X	X			

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

- 1) Call meeting to order. Call to order 7:02 p.m.
- 2) Welcome to Amy (client manager for RealManage), and board introductions.
- 3) March 2024 Minutes. Rock motions, David seconds. Unanimously approved.
- 4) Guests requesting space on the agenda
- 5) Committee Reports as needed:
 - a) ACC – No update.
 - b) R&E
 - i) Violations Process. Clearing out Preview mode, and starting over with upcoming inspection. Barbara/Adam to draft up a Violations process consisting of Dawn’s recommended framework with some modifications: 15-day notice period then \$50 fee, after 30 (from first contact) will be \$100. Then repeated fine monthly with accrued interest. Full details to be written up.
 - ii) Violations Letter Status. Daniel motions to move on from preview, Rock seconds. Board unanimously approves.
 - c) Communications
 - i) Message Board. Nayla moving so we need to identify a new maintainer.
 - ii) Readerboard on Upper Gate. Few quotes are in, one with no posts, one with posts already but not installed, and one fully posted and installed.
 - (1) Motion for single post quote. Daniel motions, Rock seconds. Board approves.
 - d) Budget
 - i) Dues Increase. Rock to analyze cost increases. To discuss next month.
 - e) Landscaping

- i) Landscaping thatch and aeration given approval to go from \$1500 to \$1800 per last discussion.
- f) RV
 - i) Car has gone (again) through fence. Case from Saturday night. Looking to obtain case details to make insurance claim for repairs.
 - ii) Repaired gates on RV Lot and barrier crash gates installed and the two below trails.
- g) Safety & Security
 - i) Lighthouse Broken Window. Already been fixed. Cost was \$536.28. Barbara filing reimbursement.
 - ii) Street Light Replacements. New lighting contractor. Currently four lights out.
 - iii) Bid from Economy for wood fence near Lighthouse gate. On Beacon there is a gate for retention pond. Getting bid for that. Have current bid for upper fence from crash as well.
- 6) Old Business
- 7) Guests questions.
 - a) Richard Lee regarding Violations Process and bringing it to the community, as well as speeding concerns down Northup Way.
 - b) Brody Hess suggesting petition for the community in addition to the 311. As well as adding a thought that personal loan guidelines for fees maybe (10%?). Possibly privacy slats in the RV lot fence.
- 8) Close regular board meeting.
 - a) Adjourned at 7:54 p.m.
- 9) Executive Session