

**Pointe Retreats Homeowners Association**  
**Annual Meeting**  
**November 13, 2021 - *WORKING***

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The Pointe Retreats Homeowners Association met on November 13, 2021 at 10:00am at the Eagles Nest.

Those attending:

Board: David Gray *via phone*  
Susan Slaven  
(Dustin Henning absent)

Management: Sharon Dalton  
Michael Dalton

Owners: 22 unit owners were present

With proxies, quorum was verified.

Meeting was called to order at 10:05am.

2020 Annual Meeting Minutes: Minutes were approved.

Financial Report:

- Michael Dalton gave the 2020 year end financial report. We finished the year with a bank balance of nearly \$80,000. With income of nearly \$155,000, operating expenses of \$77,000 and reserve expenses of \$64,000 we finished in the black by just over \$13,000. That includes the paving and striping of Lot #2. The December 31, 2020 financials were approved.
- MD gave the October 31, 2021. We have a current bank balance of over \$275,000. Year to date of income of just over \$352,000, operating expenses of just over \$74,000 and reserve expenses of \$82,000. Expenses include \$59,000 for Building 3 refurbs, \$16,000 for Chaseways and \$15,000 for stairways.

Loan: In late October we successfully aquired a loan of \$199,500 to expedite gutter replacement, lot #1 paving and the building refurbishment project.

Old/New Business:

- Crabapple trees near front entry decks were removed after an owner was attacked by ground hornets.
- Susan Slaven gave a PSA update.

The meeting was adjourned at approximately 11:20am.

*As recorded by Pegasus Properties*