

# Pointe Retreats Homeowners Association 2019 Annual Meeting – Upper Talons Room

Meeting Minutes  
August 18, 2019

## **In Attendance:**

Directors: Dave Crane, Gil Himebaugh, Gloria Naser

Pegasus Property Management: Sharon Daulton, Michael Daulton

Absent: Sharon Garsnett

12 Total Homeowners present; 9 units represented, 8 units represented by proxy

- ❖ Minutes of the 2018 HOA annual meeting were approved as written
- ❖ Pointe Security – Steve Hinds gave update and answered questions
  - New Gate Arms have been installed. Since the new arms are heavier new motors and belts will be replaced as needed. Eventually all the motors and belts will be replaced
  - New vinyl decals for parking will identify name of village (email will be sent by end of October)
    - Green hang tags will be distributed for guest that are staying less than 30 days
    - Homeowners will receive packages updating information
  - Incidents are down by ½ compared to 2018
  - Please do not have guest park at Clubhouse so they can walk in to gated community, this is not allowed and can arouse suspicion
  - Questions
    - Can we have assigned parking?
      - No not at this time. This could be very expensive and must be approved by ADA to meet guidelines
    - Can we have Handicapped Parking?
      - No not at this time. This could be very expensive and must be approved by ADA to meet guidelines
    - Can we have lines painted to designate parking spot?
      - No not at this time. This could be very expensive and must be approved by ADA to meet' guidelines
    - Why were bumpers put in certain areas and aren't they blocking emergency vehicle access?
      - They were put in place to make room for extra parking spaces at a low cost.
      - Not a safety issue because they allow a 3-foot walkway for residents to exit condo complex.
      - In case of any emergency areas will be cleared asap to allow for emergency vehicles when necessary
    - Are Air B&Bs checked?
      - Yes, they are checked every week
    - Can trash bins be moved to make more room for parking?
      - This issue needs to be addressed at the next board meeting. Attendees are encouraged to attend the next meeting to address any questions or concerns.
- ❖ Michael Daulton reviewed December 31, 2018 & August 2019 Financial Reports
  - Questions were asked about “Accounts Owing” (pg. 12)

- This represents delinquent HOA fee accounts (these are very low considering past reports). Discussion followed
- Questions were asked about “Legal Fees – Calkins” (pg. 13)
  - This represents on-going situation with condo owner, court date is scheduled for December 2019. Discussion followed
- ❖ Project Status
  - Currently Building #1 is complete, Building #2 is in progress
  - Please contact Pegasus to address any questions or issues with the front deck on any of the buildings
  - Questions
    - Is there a ceiling rate for HOA fees?
      - Limit per year, no increase in foreseeable future
    - Are we still seeking a loan to expedite building refurbish process?
      - Loan is currently on hold until all legal matters are resolved
- ❖ Election Results
  - Susan Slaven elected to a 3-year term August 2022
  - Dustin Henning elected to a 3-year term August 2022 (with conditional acceptance)
  - Gil Himebaugh is withdrawing from board but will continue attending meetings as a volunteer member
- ❖ Susan Slaven gave a report on the current status of the PSA
  - Retaining wall is completed for swimming pool,
    - Scheduled to be open next year, this was delayed due repairs need because of massive leak which was discovered when pool was being filled
  - Golf course is still undergoing renovations
  - Clubhouse is still undergoing renovations
  - Questions
    - What is going to happen to Tennis Courts?
      - No plans at this time, possible parking lot expansion for Clubhouse
    - Will dead trees be removed located at south end of PSA property between Tennis Court and Condo?
      - PSA has scheduled for next year, there are over 80 trees to take down
    - Please see website for updates, there is a 24-hr. response time for any questions – <https://pointeservices.org>
- ❖ Meeting Adjourned
  - Next HOA Meeting scheduled for 9/14/19 @ 10:00am Closed meeting, 10:30am Open meeting at the Pegasus Office

Dave R. Crane, Secretary