

POINT VENTURE PROPERTY OWNERS ASSOCIATION, INC.  
Board of Directors Meeting  
March 14, 2009 at 9:00 a.m.

President, Jim Hawkins, called the regular meeting of the Board of Directors of Point Venture Property Owners Association, Inc. to order at approximately 9:00 a.m. on Saturday, March 14, 2009. The board members in attendance were Gwen Kale, Jim Hawkins, Harry Filbey, Bobby Kuykendall, Joel Desmarais, Clayton Cooke, Kevin Sheffer, James Barlow and Gary Brandenberger.

Minutes from the December 13<sup>th</sup> meeting were approved. Bobby Kuykendall gave the Treasurer's report. The report was approved and written reports were placed on file.

**Manager's Report** was given by Joe Hanneken. The front rock wall at entrance has been completed. Plant beds have been added to the top of the wall. This included a plant irrigation system. The ball moss has been removed from the 6<sup>th</sup> green area. The old docks have finally been removed from the cove/marina. The security fence around the Pier and docks A, B, I and J are complete and the electronic locks have been installed and we will turn them on as of Monday. Note: You (Marina Lessees) will have to remember to bring your security card after this weekend. Except for a few touch-up places the painting contractor is finished with the Office/Club Room/ Gym and Pool Complex. New web page will be up within the next 10 days. The office will be adding pages and functions on a more continuous basis for the next couple of months. Security guards will begin 24/7 coverage in April. LCRA reported assuming a continuation of existing drought conditions, our forecast indicated the total combined storage of lakes Buchanan and Travis could fall to 900,000 acre feet or less by late summer. If this happens Point Venture would be in stage two of the POA Drought Contingency Plan. Stage two would require residents to water their lawns on Tuesdays and Thursdays only.

**Golf Course Committee** report was given by Justin Orbin. The golf course has 142 memberships which is 100% higher than last year. Golf shop has been renovated with new carpet and paint. Landscaping will be done around the 1<sup>st</sup> hole and maybe around pond. The deck will be moved to the front of the golf shop. The golf course has a new yearly calendar of events which can be picked up at the clubhouse or PV POA office. Several of the golf carts have been replaced. New brochures of the golf course have been published to attract other communities to our golf course. These brochures offer huge discounts. April 30<sup>th</sup> will be media day at the golf course. A new golf course website is in the near future. New membership cards will be issued to members of the golf course to help identify each member. Ball moss will continue to be removed.

**Amenities Committee** report was given by Kevin Sheffer. The usage of the exercise room is increasing dramatically. Due to the increase in use the machines need to be repaired and replaced constantly. Touch up paint in the pool cabana area needs to be completed. New fans and signs will be installed in this area.

**Security Committee** report was given by Kevin Sheffer. In April we will have a full time guard at the entrance. This is possible by 13 cameras placed in strategic areas that can be monitored by the guard in the entrance booth. New cameras have been installed at the booth to record cars coming and going. A lengthy discussion concerning the process whereby we communicate crime in the surrounding communities was brought up by a member of the Point Venture community member.

**Marina Committee** report was given by Harry Filbey. If the lake levels continue to drop we still have 20ft or so to go before we will have to move the marina out towards the main body of the lake. This would only

happen if we have extremely low water conditions. The incline of the ramp to the restaurant is being resolved by adding additional steps before the ramp. Due to the demographics of the area boats on Lake Travis have gradually become larger. There are still about 6 vacant 20 foot slips available. To maintain 100% rental rate in those slips, we have made some modifications to our boat slip rental policy. If you already rent a slip, you are now able to rent a second 20ft slip. You can't place a boat larger than 20ft in the 20ft slip. Jet skies are encouraged to be stored in the 20ft slips. Weekend rentals will also be available. The restaurant (The Pier) facilities are in need of some replacement/renovation due to its age. The PV POA is now open to receive bids from contractors so the committee can perform future planning according to the project cost. The LCRA will be housing their patrol boat in our marina.

**Landscape Committee** report was given by Gwen Kale. We have a new landscape committee that met last week with Justin from the golf course and other PV POA employees. The committee has some great plans for the golf course and other various areas for 2009. There will be no new plantings until after the 1<sup>st</sup> of April. The top of the new retaining wall at the entrance has a planter built in. Thirty nine Trailing Rosemary's will top the wall. Each committee member is assigned an area of observation. This will help with the task of monitoring all of the POA landscaping in Point Venture. In April the committee will recognize a new home to receive the "Landscaping Award". This will be done four times a year. The May newsletter will have a picture of the recipients' of this award from April. There is a new cement planter out front of the POA Amenities building that was donated by the Lago Vista Gardening Club. The Lago club is doing this as a project around Lago Vista. The planter will be maintained by the Lago club. The Point Venture planter was placed here in honor of those who serve in Lago Vista club and live here in Point Venture. The tall slide in the park has been removed due to safety issues. The committee is reviewing other play equipment to take its place. Jim Hawkins added that a report was made to him that a child spread feces on the slide. The parents were contacted and escorted the child to the park and cleaned up the vandalism.

**Activities Committee** report was given by Pam Hawkins. Two events are coming up before our next meeting. The Easter Egg Hunt was a huge success last year. Due to the success volunteers are needed to stuff Easter eggs. The Easter Egg Hunt will be in the park April 11<sup>th</sup> at 9:00am. Bob Helton has agreed to be the PV Easter Bunny. The Community Garage Sale will be April 18<sup>th</sup> at 8:00am. The spaces around the POA complex will available for rent at \$5.00 a space. An ad has been placed in The Log for the Thursday before the sale.

**ACC report** was given by Joe Kale. The ACC appreciates the opportunity to update the Board and community members at the PV POA Board meetings. This time last year the ACC had 9 new home plans to review, this year the ACC had two. Needless to say the new housing market has hit a low. Since the last meeting the ACC submitted a "Welcome Letter" that was approved by the POA board. This letter is part of a new member packet given out to members when they have new water service turned on. New fencing guide lines are now in place. When a fence is installed the attractive side of the fence should face the public/neighbor.

**During member input,** A member of our community reported that the recycling program has gone downhill since it moved to the WCID location. Bob Adolph volunteered to contact the WCID employees regarding the lack of attention to the recycling area.

## **Unfinished Business**

1. Discussion and possible action regarding corrected 2009 Budget. Joel Desmarais made a motion to approve the amended budget with the four item changes pertaining to the depreciation classification, remove the \$45,000

in the prior year's club fund category, correct the club fund current to include club fund capital improvement and correct FICA taxes. The motion carried.

2. Discussion and possible action regarding Deed Restriction Process. After a lengthy discussion the Deed Restriction Process and forms were tabled upon request of Gary Brandenberger. Mr. Brandenberger will be rewriting and securing PV POA board approval of each of the following documents; Deed Restriction Violation Complaint Form, Deed Restriction Enforcement Procedure, Deed Restriction Violation Complaint Notification Procedure, Sample letter #1, Sample letter #2 and Deed Restriction Violation Flow Chart. He will report back to the PV POA Board. The PV POA management will transcribe reports upon board approval.

## **New Business**

1. Discussion and possible action regarding PV POA Amenities' hours. Kevin Sheffer presented the new amenities' hours; Park 6am-12:00am, Pool 5:00am-10:00pm, Gym 5:00am-10:00pm and Library 5:00am-10:00pm. Kevin Sheffer made a motion to approve the new amenities hours with the change of the wording in the last sentence from will to may. The hours should be posted. The motion carried.

2. Discussion and possible action regarding Point Venture Rules & Guidelines. Harry Filbey made a motion to approve the Point Venture Rules and Guidelines. The motion carried.

3. Discussion and possible action regarding 2009 Election Process. Gwen Kale notified the board and audience that it was time for board nominations. Jim Hawkins, Bobby Kuykendall and Joel Desmarais are all up for re-election. The nomination form will be in our March newsletter and the deadline for the nominations will be 4/30/09 at 5:00pm. The election ballots go out on April 18<sup>th</sup> and are due back in the PV POA office by June 11<sup>th</sup>. The election results will be read on June 13<sup>th</sup> at the PV POA Annual Board Meeting.

4. Discussion and possible action regarding addition of pool & gym camera view to guard office. Jim Hawkins explained that the money \$3,700 to complete this project was not a line item. The flat work down at the marine is not a line item. Joel Desmarais reviewed the process that the Finance committee follows to review and approve these types of AFE's.

The meeting adjourned at 10:48 am.