

**POINT VENTURE PROPERTY OWNERS ASSOCIATION, INC.**

**Board of Director's Meeting**

**October 10, 2009 at 9:00 a.m.**

**Venture Room, Point Venture, TX**

President Jim Hawkins called the regular meeting of the Board of Directors of Point Venture Property Owners Association, Inc. to order at approximately 9:08 a.m. on Saturday, October 10, 2009. The board members in attendance were Gwen Kale, James Barlow, Harry Filbey, Kevin Sheffer, Mel Kurth, Debbie Bratton, Gary Brandenberger, Clayton Cooke and Jim Hawkins.

Minutes from the August 8, 2009 Board of Director's Meeting and the August 15, 2009 Board of Directors Special Meeting were approved as submitted.

**Bobby Kuykendall, Treasurer, gave Treasurer's Report** and written reports were placed on file.

**President's Report** was given by Jim Hawkins, President. Mr. Hawkins announced that Point Venture POA General Manager, Joe Hanneken, had expressed his desire and intent to retire. Mr. Hawkins thanked Joe Hanneken for the good job he has performed for the Association over the past three years. Jim mentioned that a special Manager Search Committee has been formed and has had their first meeting.

**Manager's Report** was given by Joe Hanneken. Mr. Hanneken reported that the 2010 budget process had begun and a proposed budget for the board's review will be forthcoming. Mr. Hanneken reported that two (2) bids had been received to perform trenching to contain the oak wilt infestation area and we should be able to award this bid within 30 days.

**Golf Course Committee Report:** James Barlow reported that the Golf Course had just met on Friday, October 9. 2010 budget requests were determined and the feasibility of attaining a beer and wine license for the Golf Course was discussed. Justin Orbin reported that golf memberships were up to 114 as compared to August membership count of 108. Golf Course revenue was 3% higher than last year at this time and expenses are 3% lower than last year at this time. Future plans are to work toward building the website and producing member cards. The Golf Course has many upcoming fall events. Golf Course maintenance and repairs is ongoing. The course is undergoing soil treatments. Plans have been made to install a black set of tee boxes.

**Amenities Committee Report:** Kevin Sheffer reported that the 2010 budget request for Point Venture POA amenities has been completed. Kevin is planning to name a committee member who will be responsible for recommending changes and/or additions to the Club Room.

**Security Committee Report:** Kevin Sheffer reported that thankfully there is nothing to report regarding security issues. The weekend security guard at the park gate was suspended after the Labor Day weekend. A Security Committee will be formed at the end of 2009 or beginning of 2010.

**Marina Committee Report:** Harry Filbey reported that the decision to undergo dredging in the area behind The Pier dock has been very helpful in avoiding the walkway running aground on rocks at the shore line with the lake level decline. A member asked if the POA could petition LCRA to open more gates thus allowing more water to run into Lake Travis. The question was also asked if the POA had a plan for marina dock and restaurant dock movement/placement to allow accessibility and utilities should lake levels continue to fall. Joe Hanneken responded that there was a plan for movement should lake levels continue to fall, but this plan did not include utilities or accessibility other than by ferry boat.

**Landscape Committee Report:** Gwen Kale reported on the Landscape Committee upcoming and planned landscaping activities: pruning will begin in October or November; bushes are to be planted at the Golf Course around the retaining pond; the common area courtyard will be enhanced; park benches have been purchased and will be placed at the park prior to the Fall Festival. The September Landscape Recognition went to Carole Hanson at 18918 Venture Drive.

**Activities Committee Report:** Pam Hawkins reported that the Fall Festival will be held on November 8 from 1-3 p.m. at the park. This is a fun event with a children's petting zoo, pony rides, classic car show and the Lions will be catering the food. Tickets are for sale for \$7.00 adults and \$5.00 children. The rain plan will be moved to the Club Room. Upcoming event is the Christmas Tree Lighting on November 28 at 6:30 p.m.

**Finance Committee Report:** Joel Desmarais was unable to attend the meeting. Jim Hawkins thanked Joel Desmarais, Bobby Kuykendall and the finance committee for providing the board with invaluable financial guidance and information.

**ACC Report:** Joe Kale reported there have been 6 new homes plans submitted for construction in Point Venture year to date. The ACC is working on making an appearance on the POA and Village websites; researching rain collection systems and wind generation systems.

### **Unfinished Business:**

- A. Discussion and possible vote on restaurant and ship store project.  
Harry Filbey reported that the Board has begun investigating the costs associated with replacing the existing restaurant (The Pier) as the structure is 30-35 years old. An architect has developed a plan design and is in the process of preparing a preliminary budget. The long range plan for this project is to file for LCRA required permits, prepare a cost analysis and determine loan availability before the final decision to move forward with this plan to replace the existing restaurant and ship store. The final plan design does include plan for restrooms which will be accessible to marina slip leases.  
**No action taken at this time.**

### **New Business:**

- A. Discussion only on possible beer and wine license for golf course.  
Encouraging the golf course to become income producing, research was conducted to get an estimate of revenue stream for the golf course by securing a beer and wine license for

the golf course. After obtaining a beer and wine license; receiving TABC certification for employees; purchasing product; paying taxes on beer and wine sales, it was determined the annual profit for the golf course would hopefully be \$9,000. The Golf Committee was split in the decision to move forward with acquiring a beer and wine license at this time.

B. Discussion and possible vote on Financial Disbursement Policy.

Harry Filbey moved the board adopt the Financial Disbursement Policy as presented. The motion was adopted.

C. Discussion and possible vote on Registered Delegation of Authorities.

Gwen Kale moved to adopt the Registered Delegations of Authorities as presented. The motion was adopted.

The meeting adjourned at 10:25 a.m.