

POINT VENTURE PROPERTY OWNERS ASSOCIATION, INC.  
Board of Directors Meeting  
December 13, 2008 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, December 13, 2008. The board members in attendance were Gwen Kale, Jim Hawkins, Harry Filbey, Bobby Kuykendall, Joel Desmarais, Kevin Sheffer, James Barlow and Gary Brandenberger. Absent member Clayton Cooke gave his proxy to Jim Hawkins.

Minutes from the October 11<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 POA office received \$57,000 in excess proceeds from six tax foreclosure sales. The software conversion is well underway and should go live after the 1<sup>st</sup> of the year. The security gates at the marina are being installed and marina members will be able to access the gates with their security cards or by a key pad. A half wall in the parking lot of Comanche Drive was installed. Joe thanked the community for their support of Erik Cervantes and his family and announced that the family is back home. The tree trimming has provided the community with free fire wood and in return the POA is asking that a donation be made to the "Sunshine Kids". Donations can be made at the POA office.

**Golf Course Committee** report was given by Justin Orbin. The golf shop has merchandise for sale. The member Christmas party is December 20<sup>th</sup> at the golf shop. The new website should be up by March. New scorecards have been completed. The WCID installed the new granite hole markers. 2009 capital improvement will be new paint and carpet in the golf shop and landscaping in various places along the course. The 2009 pricelist has some small increases on various items. There is a new Elite Jr. Golf Team. A "Media Day" is planned for the future; this will allow the course to receive media exposure.

**Amenities Committee** report was given by Kevin Sheffer. POOL: We replaced a pump on the swimming pool and repaired another. The pool will need to be refurbished within the next 2-4 years. Deck repair will be done each year as needed. The pool will get new lighting in 2009 and new signs before the summer busy season. Fans will be installed under the pavilion. In 2009 we will be looking into purchasing new tables for the club room. The Workout room is almost complete but we will be adding a couple of small pieces of equipment in 2009.

**Security Committee** report was given by Kevin Sheffer. Security in 2009 will be improved. Extended hours will begin in March and will consist of security 24 hours/7 days a week. Point Venture POA members will need to make sure that they have a PV decal on all of their vehicles. Security camera coverage in the Village will increase in 2009. There was a lengthy discussion regarding the park hours. The Security Committee will review the options.

**Marina Committee** report was given by Harry Filbey. The marina is in need of new signage to direct traffic in the marina. There are seven 20ft slips available to date. These slips may be used to store boats or jet skis. The spider population has decreased on the docks due to a new kind of insecticide that we are using. Water pressure issues have developed on some of the new docks, and the WCID and the POA are working to

resolve the issue. The LCRA has approved the removal of some of our old docks and this will be done as soon as the new owner can schedule. We have been discussing the replacement of the restaurant and the shipstore which is 30 years old and in bad decay. The committee will be looking at this, which is just in the planning stages.

**Landscape Committee** report was given by Gwen Kale. The first recipient of the "Lawn of the Month" is Allan & Geraldine Nilsson of 106 Venture Blvd. South. The winners will be in the newsletter. To nominate someone for "Lawn of the Month" please come by the POA office and fill out a nomination form. These forms will also be in the newsletter. We will recognize the Lawn of the Month, four times a year: December, March, June, and September. There is a new 2009 Landscape Committee and they are very eager to get started. A big plan for the new year will be renovating the courtyard.

**Activities Committee** report was given by Pam Hawkins. The Fall Festival was a huge success and she thanked the Lions Club for their assistance. The Christmas Tree Lighting was also a huge success, with a big attendance and lots of children. Thanks to George Poe for his "jolly" assistance. He was awesome. Thanks to Ed Stuart and the Fire Chief for the use of the Fire Truck for this event. Pam also thanked a number of people for their help in decorating the club room for Christmas. The new Christmas tree and decorations in the club room were donated by the previous Community Activities Committee. She reminded everyone that the "New Year's Eve in Point Venture" tickets are now on sale for \$10 per person available at the POA office.

**ACC report** was given by Bob Adolph. The ACC has approved a total of 23 new home plans so far this year. The ACC Administrative Guidelines have been submitted to the PV BOD for approval. Approval is needed before any changes are made to your house, such as paint color. The ACC will review the guidelines for fences with hopes to improve the fences in our community. December 19<sup>th</sup> will be the last ACC meeting of the year.

**During member input**, there was a comment in regards to an error on the Capital Expenditure Budget sheet. Joe reminded the audience that the members need to contact the POA office with their correct email address to receive your newsletter by email. If you would prefer that a hard copy of the newsletter continue to be mailed to your address, you should also contact the POA office with this information. If no information is received regarding either form of delivery, it will be up to the POA member to pick up a hard copy of the newsletter from the POA office during office hours.

## **Unfinished Business**

1. Discussion and possible action regarding the 2009 Budget approval. Gwen moved to approve the 2009 budget as presented. After some discussion the motion carried. The budget will be reviewed quarterly by the Finance Committee, followed by review of the POA board.

2. Discussion and possible action regarding 2009 Fee Schedule. The Fee Schedule should reflect the changes of the Club room usage fee. The Club room will require a \$50 refundable cleaning deposit for all events and a separate non refundable \$50 room usage fee for all events which are personal and not available to all Point Venture members. Examples of this type of event include but are not exclusive to wedding receptions and family reunions where guests are personally invited by the PVPOA member. Joel moved to approve the 2009 Fee Schedule with the Club room usage fee changes. The motion carried.

3. Discussion and possible action regarding the Finance Committee. The board had previously passed the charter for the Finance Committee. This committee consists of the following members: Bobby Kuykendall, Joel Desmarais (Chairman), Clayton Cooke, Kapp Schwebke and one open position. Mim Hruby volunteered from the audience to fill the open position. Harry moved that we approved the Finance Committee as stated. The motion carried.

### **New Business**

1. Discussion and possible action regarding 2009 Board of Directors Meeting Dates. Harry moved to approve the 2009 Board of Directors Meeting Dates as presented. The motion carried. The dates will be posted on the PVPOA website.

2. Discussion and possible action regarding 2009 Staff Holiday Dates. Gwen moved to approve the 2009 Staff Holiday Dates as presented. The dates are the same as 2008. The motion carried

2. Discussion and possible action regarding a portable stage for the Club Room. Gary Brandenberger proposed that Point Venture promote a live music series. He requested that the board allocate \$1,250 to purchase materials and he will build a portable stage. Gary suggested that the stage could be used for other events such as weddings. The stage could be rented out to help recover the cost of building and moving the stage. After a lengthy discussion Gary moved to approve the \$1,250 funds to build the portable stage. The motion carried.

Joel moved to have the 2009 Fee Schedule amended. A \$25 fee to rent the portable stage should be added. The motion carried.

The meeting adjourned at 11:00 am.