

POINT VENTURE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

May 17, 2008 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, May 17, 2008. The board members in attendance were Gwen Kale, Jim Hawkins, Clayton Cooke, Harry Filbey, Bobby Kuykendall, Joel Desmarais and Dan Gossack. Absent were Colleen Hickman and Everett Roberts, who gave his proxy to Dan Gossack.

The minutes of the March 8, 2008, meeting were approved.

Bobby Kuykendall gave the Treasurer's report. The bank balance as of March 31, 2008 was \$718,347.20. The report was approved and written reports were placed on file.

**Manager's Report** was given by Joe Hanneken. Following are the bullet points:

- Tennis courts- Lights were fixed and the water fountain was installed. We will put an enclosed Porta Potty adjacent to the Indian Point tennis courts.
- Exercise Room- We have added equipment, an accessories rack, stretching mats, mirrors and health related posters. We will be adding lights and fans over the next couple of months.
- Library- We will be up-grading the lighting and will be replacing the carpet over the next few months.
- Club Room- Carpet will be replaced and will match the new carpet in the library. The concrete floor will be covered with commercial grade wood or synthetic.
- Pool- We have completed the complete overhaul of the bathrooms. If there is such a thing, we have won the PP or PPP contest. That is the "Prettiest Potty" or Prettiest Pool Potty contest.

**Security Committee** report was given by Joe Hanneken. We have had a few incidents reported. Incident reports will be posted on the webpage in the near future.

- Gas theft on the lake. Joe spoke with the Sheriff who suggested gas locks.
- Crime is starting out faster this season, be attentive to your surroundings.

Discussion followed. Bobby Kuykendall suggested a community watch program that we could use to incorporate key facts into our newsletter.

**Marina Committee** report was given by Harry Filbey. LCRA has completed two inspections. They have cleared us to use part of the parking, A, B, & H slips. We will have a final LCRA inspection Thursday. G dock and 12

anchors must still be moved. The two contractors Jim Parrish and CJ Marina prefer the boat to be in the slip during the move. No boats have been damaged or scratched during the move. The contractors have done an overall great job. This week will be phase 5 (A,B,C,D)slips will be moved. Marina security will require us to tear out the old utility lines, grade shore front. We will need to purchase new security gates and no wake zone buoys will be placed on the outside corner of the "Pier" and at the park. Joe will email on Monday, PV boaters, discount information on new lift and installation from "ShoreMaster" and "HydroHoist". The offer is for PV members only.

**Golf Course Committee** report was given by Dan Gossack. Dan presented the Board and the attending members with a list of items that have been accomplished. Granite plates on the holes for yardage, new carpet will be installed in the instructional building, the Handicap system has been installed, sand bottles at the cart refill station are in place, the greens have been airified, removed old putting green and created an new expanded one, built a 60 yard chipping green and practice sand bunker. Dan stated that this course will be the "Jewel" on the Northshore.

**Parks and Landscape Committee** report was given by Gwen Kale.

- There was a ribbon cutting ceremony at the park Friday in honor of the new playscape.
- New landscaping will be installed at the entrance in front of the guard booth because current landscaping has matured from last year and is blocking the "Point Venture" sign.

**Activities Committee** - Pam Hawkins gave a brief report on the upcoming event hosted by the Activities Committee, which included the 4<sup>th</sup> of July Celebration. There is a need for volunteers to help with the 4<sup>th</sup> of July Celebration.

**Amenities Committee** report was given by Joe Hanneken as part of his Managers Report.

**Governance Committee** had no report.

#### **New Business -**

1. Discussion and possible action regarding lowering threshold for capitalizing assets. Jim Hawkins moved that we lower the threshold for capitalized assets to \$2,000. Dan Gossack suggested to Joe Hanneken that the staff should record all capital assets for the year and the Board will review them and make a decision at a later date. Jim Hawkins amended his motion to postpone this decision until the next meeting. The motion carried.
2. Discussion and possible action regarding changes in the 2008 budget. Gwen Kale moved to approve the corrected proposed budget showing the changes from the original proposed budget. After some discussion in regards to employee pay increases, the Board recommended that in the

future they give input to Joe Hanneken in this area. The motion passed.

3. Discussion and possible action regarding past due accounts, collection procedures/new collection options-credit card/ACH/Web pay/E-mail statements. Bobby Kuykendall moved to change the late fee to a flat \$10 month with no variance to the amount of times a member is late. The motion passed.

Bobby Kuykendall moved to allow our attorney to continue the collection process beyond the first letter.

Dan Gossack amended the motion to state the account balance be a minimum of \$1,500 or more to be cost effective. The amendment to the motion failed. Jim Hawkins will consult with our attorney in regards to posting past due accounts.

Joel Desmarais amended the motion to postpone implementing a minimum limit to engage an attorney until we establish routine in house collection procedures and assess how effective they are. The motion carried.

Jim Hawkins suggested that Bobby Kuykendall continue with her efforts of collection in regards to the letters that she has created.

4. Discussion regarding old kitchen area cost of construction and option for use. Joe Hanneken updated the Board with a list of items that will need to be done with this area to make it ready for storage use. There was some discussion about concerns with the deterioration of the outside of the building and the roof leaking.
5. Discussion regarding WCID reimbursement for electricity to pump effluent onto golf course. Joe Hanneken stated that the WCID's portion of the electricity use is around \$10,000 year and that amount should be charged to the WCID. They are willing to pay \$100 month. Joe Hanneken will meet with the WCID.
6. Discussion regarding meeting between new ACC committee and POA Board. Jim Hawkins moved that the Board set a meeting with the new ACC committee June 21<sup>st</sup> at 9:00 a.m. The motion passed.
7. Presentation by Don Groody, Owner of French Homes. Don Groody presented to the Board that French Homes would like to deed Lot 1 to the PV POA. This lot would convey as a parking lot. This parking would be available for all PV POA members to use. There was some discussion on the impact the parking lot would make to the surrounding area(lake). Don Groody explained that the parking lot would be impervious with polymers and aggregates. This lot would be

inspected by the LCRA. Jim Hawkins stated that he would put this item on next month's agenda.

The meeting adjourned at 11:00 am.