

POINT VENTURE PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting

March 8, 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, March 8, 2008. The board members in attendance were Gwen Kale, Jim Hawkins, Clayton Cooke, Colleen Hickman and Dan Gossack. Absent were Harry Filbey and Bobby Kuykendall who gave their proxies to Gwen Kale, Joel Desmarais who gave his proxy to Dan Gossack, and Everett Roberts who gave his proxy to Colleen Hickman.

The minutes of the previous meeting was approved as corrected.

Colleen Hickman gave the financial report. The bank balance as of January 31, 2008 was \$709,631.25.

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

- We replaced the rotting railroad-tie wall on Comanche Lane with a limestone wall.
- We installed a new solar powered/motion sensitive light in the restroom at the park. It has since been stolen. We will look for ways to install it more securely in the future.
- The Toddlers' area in the park is now ready for installation of the new playhouse and other Little Tyke items.
- G-dock has been power washed and new wood backed bumpers have been installed.
- The restroom at the pool will be ready next week for installation of new fixtures and new Porcelain tile. "Baby changers" will be installed.
- New speakers in the club room and the workout room have been installed. 19'x6' mirror on the wall by the cardio area has been installed.
- A used wave attenuator has been purchased from Lago Vista and installed to replace the old attenuator.
- The trees on the shady side of the 1<sup>st</sup> and the 6<sup>th</sup> green have been trimmed. The ball moss removal at the golf course will continue.

Sandy Shinn commented that the lighting on the new attenuator was not bright enough to see from the lake after dark. Joe said that we would work on increasing the lighting by adding more solar lights or adding electricity if necessary. Preferably we will stay "green" with solar.

**Golf Course Committee** report was given by Justin Orbin, PV golf pro. Justin presented the Board and the attending members with a list of items that have been accomplished since December 2007 and what he hopes to accomplish in 2008. The report was well received by the community.

**Amenities Committee** report was given by Joe Hanneken for Kevin Sheffer. Some of the items on this report were also mentioned in the Manager's report. Those not mention are:

- Ceiling fans for the cabana at the swimming pool
- Carpet and lighting replacement in the library
- Carpet and dance floor replacement or upgrade in the Clubroom and a more efficient cabinet system to accommodate the organizations that regularly use this room
- New pictures for the exercise room purchase of refurbished exercise equipment to add or replace some of the equipment currently in use, new shelves/coat hooks, cork board and frame for messages related to the exercise room and stretching mats will be placed in front of mirror, and new lights and fans in the cardio area.

**Security Committee** report was given by Joe Hanneken. The new security company is working well. Smith Protection came on board in December of 2007, and we are pleased with their performance. We have had a few incidents reported. Incident reports will be posted on the webpage.

- A trash can was set on fire at the park.
- In February there was some slashing of tires and eggs thrown at some residences.
- Security officers found several mailboxes knocked over and notified the property owners.
- Several calls were made reporting that someone is ringing doorbells in the middle of the night.

Discussion followed. Cookie Poe voiced a concern regarding the lack of supervision in the pool area. This will be discussed under "New Business Pool Monitor". Dan asked that the Incident Report be maintained in a way to evaluate when vandalism or other incidents are related. There was also a concern about the cutback in security from 24/7 to 24/7 only on weekends and holidays and 3:00 pm until 7:00 am on weekdays. Currently there has been no negative feedback about the cutback in hours, but we will monitor. A comment was made that the new guards do not come out of the guardhouse to wave and welcome cars coming in. This effort gives the effect of more security. Joe will discuss this with the guards. We are still looking for a Chairman for the Security Committee.

**Marina Committee** report was given by Mark Hipkind. The construction phase of the new marina has begun and appears to be on schedule to be completed on time. The marina sub-committee that is handling the relocation of the lessees is working on the logistics of getting assignments for the new slips.

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

- New playground equipment for the toddler area will replace the equipment damaged by last year's flood and new, softer pea gravel has replaced the grass.
- A new playscape unit has been ordered and will be installed at the park for children 5-12 years old.
- The landscape that the deer ate will be replaced and some touch up will be done to the remaining landscaping.

**Governance Committee** had no report.

**Activities Committee** - Pam Hawkins gave a brief report on the upcoming events hosted by the Activities Committee, which included an Easter Egg Hunt and a Cinco de Mayo theme event in May.

- Volunteers are needed for the Easter egg hunt, which will be held on Saturday, April 22.

**Old Business** -

1. Discussion and possible action on selling ad space on the POA newsletter - Attorney Greg Cagle was consulted and, if the POA decides to allow advertising, the POA Board has the authority to decide what would and would not be accepted. After a discussion, the Board decided not to allow paid advertising in the POA newsletter.
2. Discussion and possible action on new sign for The Point Venture Golf Course and The Pier restaurant. Jim Hawkins offered to contact the owner of the property at the corner of Lohman Ford and Boggy Ford regarding a sign being installed to advertise the Pier and the PV Golf Course. The sign would be changeable and the cost of the sign would be shared by the Pier and the Golf Course. This location would eliminate the concerns of the PV community regarding advertising while also sharing information with Lago Vista residents as well as Point Venture.

**New Business** -

1. *WCID non-payment on Bucket Truck* - Jim Hawkins will contact Zane Carson secretary-treasure of WCID regarding this payment.
2. *Discussion and possible action regarding Deed Restrictions* - Jim Hawkins and Dan Gossack consulted with our attorney who stated that it may be difficult to enforce the deed restriction on certain violations after the statute of limitations (4 years) has expired. Rich Shinn recommended that Jim check with the attorney regarding the procedure for an ongoing violation. Jim would still like to make an effort to heighten our deed restrictions by communicating the laws and working toward compliance.
3. *Discussion regarding pool monitor* - It was requested that Joe Hanneken get a proposal to the board for a summer pool monitor as well as a proposal for increased security. Mel Kurth made a

suggestion that pool rules and a fine schedule be implemented. The fines would be assessed to the POA account of the property owner whose guest or renter caused damage to the pool or pool area equipment. A security phone has been installed at the pool area. It was recommended that this phone be highlighted so that guests won't hesitate to use it if there is a conflict at the pool. We also need to install and use more security cameras. Joe mentioned that we have purchased more security cameras to be installed. There was additional conversation about security and the hours of our security company. Roy Ables commented on the need to take positive action and have positive reinforcement of our vandalism concerns. Jim Hawkins will check with a property owner who recently experienced a theft, regarding the prosecution of his case. Jim will make sure that this information gets in the newsletter as a deterrent for mischief makers. This information should also be on our website. The comment was made from the community that we need to have a tighter control on rental agreements and the range of responsibility. This topic should be discussed more thoroughly.

4. *Discussion regarding turning old kitchen area into a recreation area or other options* - After discussion about the use of this room as a recreation area, Dan recommended that we first look at the cost to repair the structure before we decide how to use the area. Joe Hanneken will get bids for repairs to the area first and then the options for this room will be considered.
5. *Discussion regarding lowering threshold for capitalizing assets* - This topic was tabled until the Finance Committee has had a chance to review the recommendation from the Auditing Firm.
6. *Reserve study results* - This topic was tabled until it can be reviewed by the Board in a work session.
7. *Changes in the 2008 Budget* - Because there was an additional change to the 2008 Budget that was not reflected on the copy distributed, Gwen Kale recommended that Joe Hanneken send the corrected 2008 Budget to the Board by e-mail and then the Board should schedule a teleconference to discuss and review the changes.
8. *Past Due Accounts Collection Procedure/New Collection options - credit card/ACH/Web pay/E-mail statements* - Jim Hawkins commented that we need to get a handle on these Past Due Accounts. One suggestion was that a part-time collection person be hired to assist with the collection process. This person would be trained by Bobby Kuykendall. Mark Hipskind also suggested a software package that would automate some of the processes. Mark will share this package with Joe Hanneken. The Board will review the information and have further discussion regarding a possible decision. Joe Hanneken also talked about enhancing the web page to make it more interactive. One

question asked regarding the use of credit cards for collection pertained to the POA's cost of using a credit card system.

9. *Discussion on WCID Memo of Understanding* - Dan Gossack made a motion that the POA give the WCID a Memo of Understanding that land will be provided next to the current wet water storage tank for the new storage tank. Clayton Cooke seconded the motion. All in favor with Colleen voting Everett Roberts proxy, Gwen Kale voting Harry Filbey and Bobby Kuykendall's proxies and Dan Gossack voting Joel Desmarais' proxy.
10. WCID reimbursement for Electricity to pump effluent on to Golf Course - This appears to be a good trade off for the land to build the new storage tank. The WCID is currently reviewing this request.
11. Discussion and possible action regarding By-Law Changes - Dan Gossack made a motion to accept the proposed by-laws changes. The motion was seconded by Gwen Kale. All in favor, with Colleen voting Everett Roberts proxy, Gwen Kale voting Harry Filbey and Bobby Kuykendall's proxies and Dan Gossack voting Joel Desmarais' proxy.
12. Review election procedures for 2008 - Since the By-laws have been changed, some of the election forms will need to be amended. Dan Gossack will review and recommend the necessary amendments as needed. The Board will discuss and act on this topic in a teleconference.
13. Community Garage Sale set for April 26, 2008 - The date for the community garage sale has been announced to the membership.

The meeting adjourned at 11:55 am.