

## Pointe Service Association Board of Directors

October 18<sup>th</sup>, 2014; 9:30 AM; Upper Talons

Convene meeting of Board of Directors by- President Donna Stroup 9:41AM

### Roll call of Directors present

Donna Stroup, Greenridge. Jeff Greene, Bay Pointe. John Lawrence, Eagle Bay 1  
Jeff Borne, Front Nine. Jay Kohlmeier, LaSalle Woods. Bob Hall, Pointe Cove. Richard Menke, Waters Edge 1.  
Rufo Jones, Eagle Cove. Jeff Schultz, East Bay. Ken Surface, Fairway Knoll. Lillian Casillas-Origel, Bay View. Board  
at Large, George Malacinski.

### Roll call of Executive Board of Directors present

President, Donna Stroup. Vice President, Bob Schippnick. Treasurer, Bob Hall. Secretary, Susan Slaven. Past  
President, Bob Holt. Executive Committee, Jennifer Humes.

### Absent:

George Hopstetter

### Approval minutes of Board of Directors meeting of July 19, 2014

Jeff Greene moved to approve. Jeff Schultz 2<sup>nd</sup> 12 in favor, none opposed. None abstained.

### Changes in PSA Board Reps:

- East Bay- Jeff Schultz (remaining the same)
- Pointe Retreat- No attendees
- Waters' Edge Courtyard- No attendees

### PSA Community TV System- Jennifer Humes

**Budget** is based on PSA overseeing and updating the system for the next year. This includes; 5 –additional Off-air channels on the system (analog). (2)-additional digital translator, Off-air to QAM translators for digital channels, adding 6-10 digital channels. Repairing or replacing the VHF receive antennas to receive Ch. 8 & 13 Indy and Ch. 11 Louisville.

Rent- \$4800 per year

- Labor Allowance- \$10,800
- Equipment Repair- \$9131.00
- Equipment- \$4249,90
- Shed Repair- \$890.00
- Annual Budget-**\$29870.90**

Motion by John Lawrence and 2<sup>nd</sup> by Jeff Green, to accept the \$30000 budget. 12 in favor. None opposed, none abstained

### Agreement with Eagle Pointe Golf Resort- Robert Hall, Bob Holt, Bob Schippnick

#### Status of CY 2014 agreement.

EPGR Loyalty and Gift Card use as of August 25, 2014

- 406 cards have been picked up
- 186 cards have a value between \$50 and \$100 (less than \$250 has been spent at EP)
- 63 cards have a value below \$50 (more than \$250 has been spent at EP)

- 13 cards have started to accumulate loyalty points (more than \$500 has been spent at EP)
- 718 cards have not been used at all
- We have no way that I know of to determine how many more hundreds of dollars those 13 guests have spent.

**Presentation of new proposed agreement.**

EPGR agrees to complete the following CPP for 2015 disbursement and PSA concurs:

- Repair golf course bridges on holes 6, 10, 12, and 18.
- Restore 2 tennis courts to include asphalt, fencing, lighting, and retaining walls.
- Repair retaining wall behind the swimming pool. Remove 2 tennis courts and replace with asphalt parking area and access road.
- Restore basketball court and repair adjoining retaining wall. Install water circulator in pond on Hole 4.
- Replace waterfall pump on Hole 18.
- Repair asphalt and fill cracks on cart paths and remove deteriorated curbs.
- Seed bare spots on golf course.
- Remove dead, diseased, dangerous trees, stumps, and plant a minimum of 50 new native trees.
- Replace the carpet and dance floor in the Eagle's Nest.

After the above projects are finished and funds disbursed, any balance remaining on the \$200,000 allocation shall be applied toward the following projects:

- Asphalt the entryway and parking lot near the Eagle's Nest.
- Asphalt and stripe the Clubhouse parking lot and circular drive.

A general discussion to establish project amounts for EPGR.

**Report from Eagle Pointe Golf Resort- GM Jacob King**

The discount cards can be used by owners to receive a pretax 20% discount at EPGR on the following:

- Food & beverages in the bar, restaurant, cabana bar, or banquet facilities
- Golf round
- Golf driving range
- Golf membership
- Pro shop merchandise (full-price, not marked down)
- Fitness center membership
- Overnight lodging in EPGR- owned units
- Rental of banquet facilities
- As ID for use of EPGR swimming pool
- As ID for use of EPGR tennis courts

PSA web site to post information on how the PSA loyalty cards work.

**Motion & vote to approve new agreement.**

Voting to a proposed \$200,000. Yearly for 3 year term agreement:

Jeff Greene motioned to accept basic proposal with a later formal vote when details of Thompson's agreement has been reviewed.

Motion by Jeff Greene, pending more discussions and a defined agreement. 2<sup>nd</sup> by John Lawrence.

Bob Holt, Bob Schippnick and Bob Hall will provide the final agreement for final approval of yearly expenditures.

11 in favor, 1 opposed.

## **Treasurer's Report by Robert Hall.**

### **Highlights of 2015 Budget, draft for approval.**

- Assessment reduced from \$600/year to \$560/year
- Pegasus Cable TV collection/remittance is now zero
- \$200,000 capital expense for Eagle Pointe Resort - PSA \$300 20% discount cards for property owners
- \$178,000 for security service
- \$50,000 reserve expense for PSA road repair project
- \$30,000 expense for PSA community TV
- \$21,467 for CASI management fee, postage, & printing
- \$12,000 for street light electricity, up 24%
- Double security system maintenance to \$10,000
- Reduce transfer fee to CASI from \$85 to \$50
- Continue road repair reserve deposit at \$40,000/year
- Continue security system reserve deposit at \$20,000/year
- Continue building capital reserve deposit at \$15,000/year
- Reduce landscape expense from \$7000 to \$2000

Significant Budget items were discussed earlier. No further questions.

John Lawrence moved to approve the 2015 Budget as presented, and 2<sup>nd</sup> by George Malacinski. 10 in favor, 1 oppose and 1 abstain. Front Nine Representative opposes due to the \$30000 cable budget.

### **Report from Security- Steven Hinds**

- HOA Boards. Enforce to be kept up to date, on Rental information of your homeowners.
- Tail gating through the gates, continues to be an issue.
- Concern expressed about leaving gate arms up during late night patrols, with discussion on pros & cons.
- Acknowledging that emergency vehicles would be an issue, we could supply gate cards for emergency vehicles at the local fire department.
- ACTION ITEM: Bob Schippnick will discuss with Steve Hinds to obtain Security's perspective.
- Cards and remotes that have not been actively used, will be deactivated if they are not used within a 90 day interval. This will be a 2-3 step process.

### **Status of PSA web site- Susan Slaven**

All HOA Boards are encouraged to familiarize themselves with the [www.pointeservices.org](http://www.pointeservices.org) website. This site allows for each village to host their HOA Covenants and Restrictions as well as their current Board of Representatives. As quarterly PSA Meeting Minutes are approved as well as Yearly Meetings, this will be posted on the web site.

### **Status of guard rails and gate arms- Bob Schippnick**

- Guard rails have been installed and completed.
- 10 gate arms have been purchased and will be installed as needed.
- Light at the median for gate 5 to be repaired/changed.
- Large pine trees need to be trimmed at the main entrance. (property of EPGR)

### **Ratification of PSA Executive Committee Minutes-**

Board members have received all of the Executive Board Meeting minutes.

Motion to accept by Jeff Borne, 2<sup>nd</sup> by Jeff Schultz. 12 in Favor, none opposed, none abstained.

ACTION ITEM: Distribute Exec Meeting Minutes to PSA Board as they are approved by the Executive Committee.

### **Open Discussion**

John Lawrence noted complaints from Eagle Bay Homeowners that the current pump still has inappropriate venting as well as noise. This will cause the motor to burn and become dysfunctional if not addressed. EPGR has promised to fix this multiple times with little actual relief from the noise.

Jennifer Humes, issue of Jelly Stone RV Center alarm going off every 10 minutes.

President, Donna Stroup will investigate this issue.

**PSA Quarterly Board Meetings for 2015- January 17; April 18; July 18; October 17 from 9:30-11:30 AM at the Eagle Pointe Clubhouse.**

**Jeff Green moved to adjourn meeting at 11:21AM; George Malacinski 2<sup>nd</sup>. All in Favor**