

Pointe Service Association, Inc.
July 19th, 2014 9:30 A.M.
Quarterly Meeting, Board of Directors

Meeting called to order by President Donna Stroup at 9:40 A.M.

Roll Call of Directors

Motion to accept minutes from the Board of Directors meeting April 19th, 2014: Approved by Jeff Greene and 2nd Jeff Born. All in favor.

Motion to accept minutes from the Executive Board of Directors meeting June 23rd2014: approved by Jeff Greene and 2nd by Jennifer Humes. All in favor.

Changes in PSA Board Representatives:

Woodridge- nomination of Tricia Roehby to replace Marcella Larch trock_411@hotmail.com

LaSalle's Woods- nomination of John Bernstein jrbernstein48@yahoo.com

East Bay- Nomination of Jeff Schultz to replace Wayne Morgan jefschul@indiana.edu

Motion to elect the following representatives, approved by Robert hall and 2nd by Jeff Greene.

Report from Security-Steve Hinds

As of June 16th over 153000 entries have gone through the gates. This number does not include visitors with gate access or guests/owners that are without cards. Steve Hinds provides his contact information for anyone with questions or concerns 812- 606-5731 shinds10@aol.com

Over 3000 keys since April 1st have been signed for and checked out. Steve is concerned about the many owners that call to allow guests key access and never update their list for removals. Guests that are not on the list, will not have keys released to them. As a friendly reminder HOA board members must provide 24 Hr. notice to enter and inspect condos of their village.

When homes are sold, new owners need to register their gate cards into their name.

Gate cards/remotes may be deactivated for several reasons (including speeding) to force the holder to stop at the gate house.

Steve suggests an audit by each village to confirm the number of cards per household as well as the identification number located on the back of each gate cards.

Report from Eagle Pointe Golf Resort by G.M. Jacob King 317-339-2607 jake@eaglepointe.com

The following Capital Improvement Projects that have been completed include:

- Repair and upgrade pond on 4th hole
- Replace golf carts
- Adding a fountain on the 10th hole, lower pond.
- Add grounds equipment
- Paint Clubhouse and Pool

- Replace pool deck chairs
- Enclose lake water pump
- Removal of tennis shack

Currently in process for 2014

- Upgrade 10th hole landscaping around bank of lower pond, increasing flow of waterfall, add lighting, & remove scum on upper pond.

The Following potential projects for 2015, will be negotiated with Eagle Pointe Golf Resort. Funding source is undetermined.

- Remove dead trees, stumps, and plant new trees.
- Repair Golf course bridges (on 10th, 11th, & 18th holes & 2 on 6th hole)
- Replace broken exercise equipment in Clubhouse.
- Repair retaining wall behind pool
- Replace 18th Hole waterfall pump
- Covert 2 tennis courts to parking
- Restore 2 tennis courts, fencing, & walls.
- Wallpaper ladies restroom next to Clubhouse bar.
- Add more vending to “dog shack”
- Add water circulation (ice eater) to 4th Hole pond

Village Rentals-

Rental restrictions implemented by several villages have limited the potential revenues for property owners, the golf resort, and other area businesses. While too many rental properties can cause financing problems with lenders, villages need to find a good balance that can service the needs of all.

Status of PSA website with Susan Slaven www.pointeservices.org

The website has been updated with current information and we are working on adding more. The village links tab currently has a link for all villages, providing their By-Laws and Amendments. Susan has encouraged all village representatives to review the site for any missing amendments. The Board of Directors contact information for each village is also provided. This is a great resource for homeowners, village boards, realtors, and prospective buyers. Please contact Susan Slaven to add any additional information for your specific village.

Treasurers report highlighting the proposed 2015 PSA budget by Robert Hall

- 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 \$200 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 \$7,000 to \$2,000
- \$7000 already spent for gate repair year 2014

Photos of updates & completed projects could be posted and emailed to PSA village reps. Suggested by Richard Menke and approved by board.

Donna will discuss with CASI those owners who are auto bill-pay to be assured they are getting our fliers and updates that PSA includes in the quarterly assessment mailings.

Community board could be placed by restaurant for PSA updates, photos and board directory contacts. The PSA web site could also include future dates of village meetings, contacts, and policies.

Delinquency Procedures Policy - Donna Stroup

The original procedure in place allowed the disconnection of cable service for non-payment. The Executive Committee presented a revised policy for approval that eliminates references to cable service. Motion to approve revised delinquency policy that eliminates references to cable service and post the revised policy to the PSA web site. Motion by Jeff Greene and 2nd by John Bernstein. All in favor. No opposed. None abstained.

Options for Pegasus Lines & Equipment- George Hopstetter

George is a PSA homeowner, who has assisted PSA with questions concerning the old Pegasus cable system, helped facilitate meetings and conversation with potential service providers, and was elected to serve on the Executive Committee in April.

George is currently the Director of Operations and Engineering for WTU-TV and WFIU-FM. Prior to coming to Bloomington he worked in Dayton/Cincinnati PBS Stations for 27 years, combining operations and managing 14 broadcast channels. He has over 30 years' experience in broadcast engineering, working mainly in television for PBS and CBS stations, as well as NPR radio stations. He began in broadcasting while working summers at a small local cable company where he grew up in Southeastern Ohio.

Pegasus Communications' 15-year contract terminated. PSA exercised the rights to purchase all of the equipment for \$1. Comcast withdrew from being considered as an alternative option for cable. Currently the system is running only over-the-air channels that are able to transmit at no cost. We do not want the system to lose value and not be used. If we are not charging for the service, we are allowed to broadcast over-the-air channels.

Discussion regarding Smithville cutting off connectors on some of the units, whether to hire a contractor, and whether to invest any PSA funds to upgrade channels/service on small budget for 2015.

The current system is functioning properly in all villages except Front Nine, Greenridge and Fairway Knoll. The Executive Committee recommends PSA is seeking to contract a technician to help maintain and service the equipment on a regular basis. With ownership of the equipment, we could have a productive system at no charge to the residents. With an additional investment from PSA of \$30000 is part of the "proposed" budget for 2015.

Motion by Jeff Green for PSA to continue to broadcast over-the air channels via the current system free to residents. 2nd by Trisha Rochby. All in favor. None opposed, None abstained.

Emphasize trial basis on cable- beneficial to attempt this update to provide a free service.

Motion approved by Jeff green and 2nd by Trisha Rochby. All in favor

Funds needed to make repairs and continue to provide service for the rest of 2014 will be approximately \$2,500., Which is mostly for labor and the use of a back-hole.

Motion by Jeff Green to transfer funds from Landscaping to fund community TV repairs. 2nd by Jeff Schultz. All in favor. None opposed. None Abstained.

Discussion of a potential new agreement with Eagle Pointe Golf Resort for 2015- Robert Hall/Bob Holt
The Thompsons', owners of Eagle Pointe Golf Resort will not request the \$100,000 allotted improvement funds until projects are completed. The most recent September meeting with Thompson focused on future 2015 improvements and the appropriate budget.

Issues with the pond located at the 4th Hole of the Golf Course. Todd Easton suggested the option of an Ice Eater, this will create a continuous circulation and at the approximate cost of \$500. The committee will further research this option and confirm accessibility of electricity.

Status of guard rails and gate arms- Bob Schippnick

Gate arm replacement will be at a cost less than \$1000, this will also include new sign changes.

Establishment of an Architectural Committee -Donna Stroup

The Executive Committee recommends that the PSA Board establish an Architectural Control Committee.

Architectural control committee - **article VI Section 3** of the bylaws. The Board of Directors may, by resolution, designate not less than three directors of the Corporation to constitute an Architectural Control Committee. Such Committee shall possess such responsibilities and powers as set forth in Article VIII of the Declaration of Covenants.

Responsibilities of the Architectural Control Committee are referred to in the Declarations of Covenants, Conditions and Restrictions. **Article VIII Section 1**

Right of Association to remove or correct violations of this **Article VIII Section 4**. The Association may, in the interest of the general welfare of all the owners of the Property and after reasonable notice to the owner, enter upon any unit or the exterior of any dwelling at reasonable hours on any day except Sunday for the purpose of removing or correcting any violations or breach or any attempted violation of any of the covenants and restrictions contained in this Article, or for the purpose of abating anything herein defined as a prohibited use or nuisance, provided, however, that no such action shall be taken without a resolution of the Board of Directors of the Association or by an architectural control committee composed of three or more members appointed by the Board.

Article VIII of the Declaration of Covenants addresses issues such as:

- Approval of external changes to buildings, fences, drives, and sidewalks prohibited uses & nuisances, such as offensive trades, annoyances or nuisances, trash, vehicles, parking, tree removal, garage doors, and antennas.
- PSA rights to remove or correct violations

Conclusion: While **Article VIII, sections 1-3**, of the covenants establishes some standards that cover villages as well as PSA property and provides for the correction of violations in Section 4, enforcement falls to the Architectural Control Committee, which does not exist at this time. The PSA Executive Board has no authority to enforce Article VIII of the covenants. An Architectural Control Committee must be established by the PSA Board of Directors.

Motion made by Jeff Green to establish an Architectural Committee consisting of the entire Executive Committee. 2nd by George Malacinski. All in favor. None opposed. None abstained.

Next Board Meeting - October 18, 2014

Meeting adjourned at 11:40 A.M. by President, Donna Stroup.