

SOUTH POINTE HOA BOARD MEETING TUESDAY FEB 6 2018

Attended: President Grover Hoopes, Vice President Greg Kasper, Management Co. Kaitlyn Linford, Board members Bill DePugh, Allen Kemp, Russell Pearson and Connie Burton

Call to Order: This was done by President Hoopes. He mentioned that two residents have passed away recently. They are Marice Chip Unit #18 and Gladys Burrell Unit #31. Their units should be up for sale soon. The January 2018 board meeting minutes were then approved by board vote.

Management Company: - Kaitlyn

Financial reports were reviewed. In all our accounts we now have \$152,185. The cashed-out State Farm bond has now been moved into a Wasatch Peaks 60-month CD account. We now have a savings account with just \$878 in it. By motion the board voted to move this into our checking account. The recent reserve study shows that our HOA is between \$25,000 to \$30,000 short of where it should be. Kaitlyn has plans in place to decrease that amount each month. Several people are behind on the money they owe the HOA. Plans were made to take care of this.

Grounds and landscaping: We have had a winter with little snow and warm days which means little snow plowing has been needed. Therefore, Kaitlyn will check with Mike Winget about doing some other work around the grounds like raking up leaves and pulling weeds. She will also ask him to be sure and clean the snow and ice around our mail boxes.

There is an area around the mail box by the swimming pool where the grass is dead because no water can get to it. Several options were discussed to take care of this area and the best solution was to put this area into cement. This can be done later this year.

Maintenance: The rust on the basement window frames where the old window wells were screwed on was discussed. This will be discussed at future board meetings to determine what can be done about it.

Unit #44 wants their foundation plastering repaired. This is not part of this year's maintenance budget. We will need to see where we are on our budget by the fall. Unit #60 has roof rain gutter damage when the owner was moving out after he sold his unit. This is his responsibility, so we will repair it and bill him for the cost. Unit #15 has a gutter issue which we will fix. Unit #26 wants a patio cover placed. Her plans were reviewed and by motion it was okayed.

Pool: A new Pool security light has been installed and is working well. Pool Management was discussed for 2018. Allen and Gregg will keep doing it, but they need one other person to help them. We need a person to take the "Certified Pool Operator" course. Russ Pearson will think about taking the course.

Rules and regulations: By motion the new revised “Pool Rules and Regulations” document was voted on and passed. A copy will be given to everyone at the Annual Meeting for their knowledge.

New Residents: Unit #4 has been sold and the new owner is going to fix it up. Jaspers have sold their unit #44 and are moving into their previous rental unit #45. Unit #21 has a new owner, Teri Oros and her son Jason Oros will also be living there. Unit #60 has a new owner, Mark and Joy Rowley.

Annual Meeting: We have people who have agreed to be on the ballot, but we need more. More people will be talked to by the end of the month, so that the ballot can be finalized by then. This will allow an “Absentee Ballot” to be printed. The agenda for the meeting was reviewed. Assignments were also made to board members. The board members were asked to call all those on their call list one week before the annual meeting to remind them about it.

Other business: Our HOA State Farm insurance comes up for renewal in March of each year. We just received our renewal statement for March 2018 to March 2019. It has been increased by 38% from last year. The coverage is the same and we have had no claim on it this last year. The board will look into what we can do to try and keep the cost within our budget.

A motion was made and accepted to adjourn.