

South Pointe HOA Board Meeting November 1, 2016

Attended: Pres. Grover Hoopes, Vice Pres. Greg Kasper, Management Co. Kaitlyn Lindford, Sec. Ruth Balmer, Board Members: Jennifer Jasper, Sally Caine, Brady Herbert, and Allen Kemp. Mark Fitzlaff was excused. Also, one guest AL Harris was in attendance.

Meeting was called to order by Pres. Hoopes. The minutes of the last board meeting were accepted.

Golden Spike Business: Kaitlyn went over the profit and loss statement and other financial papers, which were approved. Next a tentative budget for 2017 was passed out and reviewed. The board members were asked to take it home and look it over and send any concerns to Golden Spike. The budget needs to have some money put into savings each month. Kaitlyn also recommended that she should check with other insurance companies for a better rate because we are paying too much for what we are getting with our current company. A motion as approved that she do this. A final budget will be presented at the next board meeting.

Kaitlyn handed out a paper showing the fines that would be charged to home owners that do not follow the rules and regulations of South Point Homeowners Association. She wanted the board to review it and bring recommendation to the net board meeting so we can update the current rules and regulations.

The bid for landscaping and snow removal for the next 2 years from Absolute Outdoor Maintenance was reviewed. The bid included 24 snow removal pushes for the winter months. The contract was \$200 higher than the last year and \$100 lower than two years ago. It included all the services we are now receiving from them. A motion was made and passed to accept the contract with an amendment that they include partial pushes at a reasonable price.

The stucco and soffit repairs are partially done and will continue to be worked on.

The repairs on the three roofs will still be done by Rainbow Roofing before winter.

The heat tape that was ordered by JJ has come in and will be installed. All the roofs that JJ roofing has done in the past should be done by contract and he will be contacted about doing this. The roofs that were replaced by Western Roofing several years ago do not have heat tape in the contract. Those units are responsible to put their own in if they want them. You can contact Kaitlyn at Golden Spike if you have a question on who installed your roof.

An owner has had to pay some late fees recently and wanted to have these removed from their statement. A motion was passed to not allow this because others would want the same.

Other Business: The cement curbing replacement is close to finish and should be done before winter sets in. Grover and Brady will be putting in a new slab of cement for unit #15 this coming week.

Mike Kennard insurance has been cancelled effective the 10th of November. They do not insure a person registered as a handyman. He is trying to get it reinstated as a landscaper. Grover will check with him on the 9th of November to see if he was successful.

The annual HOA meeting needs to be held in March. Besides HOA business we need to elect a new Vice President and two board members. Greg Kasper has been given the assignment to oversee the election. The date of the 9th of March was approved pending getting a room in the library for the meeting. Grover will take care of reserving a room there.

Two homeowners have asked to have a sealant put around the inside of their window wells where the well connects to the house. It was discussed and a motion was made and approved that we consider this next year.

The sidewalk curb between units #2 and #3 need to be painted red as a no parking area. Alan said there is red paint in our shed and he will take care of this.

Since our last newsletter we have had three units with new residents and we now have two units for sale. A newsletter will be going out the end of this month with

the statements. It will list our new members so people can get acquainted with them.

The air conditioner at unit #46 has sunken along with the fill dirt by a new window well. Grover will talk to Melissa Bentley about this and come up with a solution to move the air conditioner back to where it was before.

The meeting was adjourned.