

SOUTH POINTE HOA MEETING, TUESDAY NOVEMBER 7, 2017

Attended: President Grover Hoopes, Vice Pres. Greg Kasper, Management Co. Kaitlyn Lindford.
Board members present: Bill DeP ugh, Mark Fitzlaph, Allen Kemp, and Connie Burton.

Call to order by President Hoopes. October 3, 2017 board minutes were read and accepted.

A discussion was made about things that need to be done in the future. The area next to Legacy House east of units 64 to 67 is overrun with weeds and the board felt it was best to remove them and put in plastic and rocks. Other goals for 2018 are sprinkling system completely working, grass areas looking good, wood trim around outside doors painted as needed, more pine trees cut down, outside shutters replaced as needed, stucco repair finished, cement and road repair where needed, more trees planted, and rain gutters cleaned and repaired.

Kaitlyn, Management Co: Financial reports were discussed. Unit #4 is behind in paying dues. She requested that we reduce them because she had sprinkler problems which forced her to use her own water during the time she was behind. A motion was made and passed that we do not reduce her dues. Many other residents have used their own culinary water as needed both this year and last year. Everyone has been warned that they might have to do this because of the extensive sprinkler repair work we have had to do. Things are looking good financially this year. Beginning in December \$1825.00 will be transferred each month to the HOA reserve account. If there are unforeseen extra funds at the end of 2018 more will be added to the reserve account.

State Farm would like us to fill out a "Designated Agents Endorsement" to our policy which would bond our management company people. This would cost us a higher premium. By motion the board turned this down because of the cost and because our management company employees are already bonded through Golden Spike Realty.

FHA approval has not come through from HUD. We are using a company who is helping us get the approval at no charge. Because the process is moving too slowly, we may need to give the job to another company who specializes in this process and who we can get results from more quickly. The board agreed to give our current company a little more time and if we don't have the FHA approval use the new company. However, they will charge us a fee of \$850 to do this.

The audit is not finished. Grover will see them to see how the audit is coming and when it will be done.

Unit 74 needs stucco repairs. This will be checked out to see if it can wait. Stucco repairs on the last two units are in the process of being finished. Unit # 64 has a hole in the stucco at the back patio where an electrical outlet was placed. This will be looked at and repaired if needed. Unit #63 requested stucco repair. This was checked out and it is minor, so it can wait till next year. Unit #17 had caulking done at their back patio. There is still a hole there. This will be checked out next time maintenance comes.

The budget for next year was looked at. Some changes were suggested by board members. This needs to be finalized before the end of the year so everyone was asked to look it over carefully, so we can finalize it at the December board meeting.

Grounds and Landscaping: Grass seed placement will take place after the leaves have all fallen and have been picked up. Sod was placed over the tree stumps that were cut down this year and in few breeze ways. The dead pine tree at unit #27 has been cut down but the stump still needs to be cut down. This will be done soon.

Sprinkling System & Maintenance: The cement slab raising project has been completed for this year by Solid Ground. They did a good job. On some of the cement slabs that were raised by Solid Ground, it was necessary to also raise one or two other slabs that touched the repaired slab. This meant that more slabs were raised than we expected. Our budget was able to handle the extra expense. The spaces between the slabs will probably need caulking next year. After inspection by Solid Ground of Unit 27, where there was a cement slab edge shaved by the owner, we were advised that the slab may need replacement due to weakening. It was recommended by Solid Ground that slabs should never be shaved but be lifted or replaced. Next year we will also need to look at patios. Some of them might need replacing.

Most of the rain gutters have been cleaned. The rest will be cleaned after all the leaves have fallen because they are too close to trees. The rain gutters are also being inspected at the same time.

The sprinkling system has been blown out and winterized. Thanks to Alan Kemp and others we all have new LED lights by our garages and many have them by their front doors also.

Stanger electric found out where and why we were not able to get electricity to the lights at the middle entrance and they will have them working later this week. They were also able to fix a short at our first entrance located by the traffic light.

Pool: White parking stripes have been placed in both of our parking lots by some of our board members. The wooden walk way by the swimming pool needs to be painted with a sealer and stain. Alan and Greg will take care of this.

Rules and Regulations: Current pool rules and other new rules to consider were passed out and the board was asked to take the handout home and study them and come to our next board meeting with any recommendations for updating the pool rules. The final updated pool rules will then be presented to all HOA members at our annual meeting next year for a vote.

New Residence: Unit #30 has a new renter who has not moved in yet. There are two units for sale, unit #4 and unit #21.

Other Business: The annual HOA meeting is scheduled for Wednesday March 14, 2018, at 700 PM, at the Weber County Library. We will be electing a president and three new board members. Thus far no one has expressed an interest in being on the ballot. At our next board meeting board members need to bring names of those who they think would be good for these positions. We will visit with those persons. We will have Mike Winget at our meeting to talk about grounds & landscaping and to answer questions.

Unit 78 requested to have three large trees on her south side next to the library walkway be wrapped because when snow gets on them the limbs come down onto the house. We will check this out and if not too costly take care of it. Mike Winget can do this for us.

Unit #58 has a broken sprinkler by a window well. This has caused large settling by the well. Grover will take care of fixing this and putting in more top soil around the window well.

Unit #5 wants two trees that are close to his house cut down this year (one pine and one deciduous). Tree cutting is finished for the year and there is no more budget for this. We will recommend to him that he can put in a request for this to be done next year.

A motion to adjourn was unanimous

The next board meeting will be December 5, 2017 at 6 PM at the pool house.