

**POINT VENTURE TOWNHOUSES, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**April 21, 2012**

President Charles Lantrip called the meeting to order at 9:00 AM on Saturday, April 21, 2012. The meeting opened with a roll call of directors present.

- I. **DIRECTORS PRESENT:** President Charles Lantrip, Directors Sonny Ables, Joyce Sidfrid, Barry Pasarew, Eric Carlson, Pam Giese, Craig Clark and Marji Breslow were present. A quorum was established.
- II. **APPROVAL OF MINUTES:** Pam Giese motioned to approve January 21, 2012 minutes as presented. The motion was seconded by Barry Pasarew. All in favor - motion approved.
- III. **TREASURER'S REPORT:** Charles Baker reported that all accounts are in good shape. Sonny Ables motioned to approve the 2011 annual review as prepared by Neffendorf, Knopp, Doss & Company, Certified Public Accountants. The motion was seconded by Pam Giese. All in favor – motion approved.
- IV. **PRESIDENT REPORT:** As a result of Charles Bailey's resignation as board director on April 9, 2012, Charles Lantrip made a motion to accept Carl Carameros as a new board director. Carl Carameros accept the position but was not in attendance at this meeting. Craig Clark seconded the motion. All in favor – motion approved.
- V. **COMMITTEE REPORTS:**
  - A. ACC Committee - Barry Pasarew reported approximately 124 out of 191 townhouses have changed the exterior paint color of siding and/or fascia boards.  
Barry is working on updating the application for Townhouse ACC.  
Barry discussed the structural issues concerning the brick columns in the first 20 set of townhouses.
  - B. Common Landscape Area - Craig Clark reported that Nick and Eddy are doing a great job.
  - C. Deed Restrictions – Pam Giese had no report.
  - D. Operations Review – Barry Pasarew reported that the work order system is in place for employees.
- VI. **ISSUES FROM THE FLOOR:**
  - A. An owner questioned what enforcement is in place to encourage owners to keep their outside area clean of debris.
  - B. Owners discussed issues with the trash can screen project.
  - C. A survey will be going out to get owner's opinions on several different issues.
- VII. **OLD BUSINESS:**
  - A. Barry Pasarew motioned to adopt the "Bidding & Procurement" guidelines as proposed by the Operations Review Committee. Motion was seconded by Marji Breslow. All in favor – motion approved.

**VIII. NEW BUSINESS:**

- A. Discussion on Handbook and Rules and services provided resulted in a decision to delay action until survey is completed.
- B. **Charles Lantrip motioned for the association to build steps in common area on Comanche Lane. Motion was seconded by Craig Clark. 5 voted for / 3 against (Marji, Sonny, Joyce). Motion carried.**
- C. **Charles Lantrip motioned to approve the 2012 budget as presented. Motion was seconded by Barry Pasarew. 6 for / 2 abstained (Joyce, Sonny). Motion carried.**
- D. **Joyce Sidfrid motioned to affirm the contract for Research Pest Control. Motion was seconded by Sonny Ables. All in favor – motion approved.**
- E. **Sonny Ables motioned to accept the renewal for the master Insurance policy for 2012-2013. Motion was seconded by Eric Carlson. All in favor – motion approved.**

**IX. ADJOURN:** The board adjourned at 10:45 AM. **Motion to adjourn by Charles Lantrip and seconded by Craig Clark. All approved with unanimous vote.**

Approved: July 20, 2012 Board of Director's Meeting

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Marji Breslow, Secretary