

**POINT VENTURE TOWNHOUSES, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**April 20, 2013**

President Charles Lantrip called the meeting to order at 9:00 AM on Saturday morning, April 20, 2013. The meeting opened with a roll call of directors present.

- I. **DIRECTORS PRESENT:** Charles Lantrip, Carl Carameros, Barry Pasarew, Pam Giese, Charles Baker, Clayton Cooke, Eric Carlson, Marji Breslow and CL Roy. A quorum was established.
- II. **APPROVAL OF MINUTES:** Carl Carameros motioned to approve January 19, 2013 minutes as presented. The motion was seconded by Clayton Cooke. All in favor - motion approved.
- III. **TREASURER'S REPORT:** Charles Baker reported that 1<sup>st</sup> quarter financials are in line with budget.  
**CL Roy motioned to approve the 2012 annual review as prepared by Neffendorf, Knopp, Doss & Company, Certified Public Accountants. The motion was seconded by Barry Pasarew. All in favor – motion approved.**
- IV. **PRESIDENT REPORT:** Charles Lantrip reported that our insurance policy will not be renewed. Sonny Ables is getting bids from agencies. Mr. Lantrip recommended that each owner gets contents insurance.
- V. **COMMITTEE REPORTS:**
  - A. ACC Committee – Chairman Barry Pasarew reported that nine applications were received and seven were approved.  
ACC Approvals for 1<sup>st</sup> quarter 2013:
    1. 18233 LC – Siding replacement with horizontal siding/Painted Green
    2. 327 VBS – Painted Red
    3. 18245 LC – Structural Repairs
    4. 18233 LC – Gazebo roof replacement with metal
    5. 18243 LC – Structural Repairs
    6. 18243 LC – Painted Green
    7. 18247 LC – Sloped Flat Roof
  - B. Barry Pasarew reported on the rebuild process for 505-513 Venture Blvd S. The committee sent information to eleven architects and seven returned bids. They were interviewed and rated on a scoring system. All five committee members affirmed the scoring process.
  - C. We have failed to find acceptable lighting fixtures, so we have changed all light bulbs to match and are in the process of painting and straightening poles.
  - D. Common Landscape Area – Barry Pasarew reported that the common area is looking good.
    1. Lawn pest control and fertilization is continuing.
    2. Discussed the claims for fire cleanup and reported that \$38,794.00 has been disbursed.
  - E. Deed Restrictions – No report.

**VI. ISSUES FROM THE FLOOR:**

- A. A petition to amend a Village ordinance to limit dogs per owner was passed around to membership for signatures.
- B. A member asked Mr. Lantrip to inquire with WCID to see if they could change their meeting dates or times to be different from Townhouse Association meetings.
- C. Mr. Lantrip read a letter from an owner suggesting possible benefit package for employees.

**VII. NEW BUSINESS:**

- A. **Barry Pasarew made a motion to add new line item to the Pet Section in Handbook/Rules/Fines. #4 will state: "Pet owners are responsible for immediately cleaning up after their pets." This rule will be added to the present fine structure. The motion was seconded by CL Roy. All in favor – motion approved.**
- B. **Barry Pasarew made a motion for the Board of Directors to reaffirm the THACC unanimous recommendation and approve the final three rated architects as follows: (1) Danze & Davis – 19 of 21 points, (2) Reach Architects – 18 of 21 points, (3) Venture Four Architects – 17 of 21 points. Further, that the motion authorizes the THACC to commence negotiations to finalize a design, engineering and construction oversight contract agreeable to both parties, first with Danze & Davis. If agreement cannot be reached with Danze & Davis, the THACC has the authority to enter into negotiations with the next highest scored architect and so on. The motion was seconded by Charles Baker. All in favor – motion approved.**
- C. **Charles announced that Nick resigned and had interviewed 4 applicants. Mr. Lantrip made a motion to go into executive session to discuss the new employee. Carl Carameros seconded. All in favor- motion approved.**

**VIII. EXECUTIVE SESSION:** Discussed employment issues.  
**Carl Carameros made a motion to hire a full-time employee. The motion was seconded by Clayton Cooke. All in favor – motion approved.**

**IX. ADJOURN:** The board adjourned at 10:45 AM. **Motion to adjourn by Carl Carameros and seconded by Eric Carlson. All approved with unanimous vote.**

Approved: July 19, 2013 Board of Director's Meeting

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Marji Breslow, Secretary