

POINT VENTURE TOWNHOUSES, INC.
BOARD OF DIRECTOR'S MEETING
April 12, 2014

President Charles Lantrip called the meeting to order at 9:00 AM on Saturday, April 12, 2014. The meeting opened with a roll call of all present.

- I. **DIRECTORS PRESENT:** Charles Lantrip, Pam Giese, Clayton Cooke, Sonny Ables and CL Roy were present. Carl Carameros and Barry Pasarew were absent and gave their proxies to Charles Lantrip. Charles Baker was absent and gave his proxy to Sonny Ables. Eric Carlson was absent with no proxy. A quorum was established.
- II. **APPROVAL OF MINUTES:** Clayton Cooke motioned to approve January 18, 2014 minutes as presented. The motion was seconded by Sonny Ables. All in favor - motion approved.
- III. **PRESIDENT REPORT:** Charles Lantrip gave the maintenance progress report. All trash can screens are completed where requested along with plants placed around them. New mailbox stands are presently being built and installed with new mailboxes only for full time residents.
- IV. **TREASURER'S REPORT:** First quarter financials are in good shape. Approximately ten accounts are slow pay with two bankruptcies. One account has been turned over to the attorney for collection. Clayton Cooke motioned to approve the 2013 Annual Review as prepared by Neffendorf, Knopp, Doss & Company, Certified Public Accountants. The motion was seconded by CL Roy. All in favor – motion approved.
- V. **OLD BUSINESS:** Mr. Lantrip gave update on Danze & Davis Architectural Drawings for rebuilding of 505-513 Venture Blvd S. Most recent set of preliminary plans were sent out to owners for a final review. Next steps are submitting for PV ACC and Village approvals. Construction drawings should be available soon, so the bidding process can begin with candidate builders.
- VI. **ISSUES FROM THE FLOOR:** None
- VII. **NEW BUSINESS:**
 - A. Pam Giese motioned to approve the free standing deck to be built on common property behind 163-171 Comanche Dr. subject to compliance with the amended deck and stairs guidelines as discussed in meeting. Motion seconded by Sonny Ables. All in favor – motion approved.
 - B. Continuing discussion on exterior propane heaters on decks - tabled.
 - C. Pam Giese motioned to approve the front deck at 329 Venture Blvd S. approved subject to compliance with the amended deck and stairs guidelines as discussed in meeting. Motion seconded by Sonny Ables. Votes were 7-1 in favor. Motion approved.
 - D. No quotes received on the 2014-2015 Master Policy Insurance Renewal.
- VIII. **ADJOURN:** The board adjourned at 10:05 AM. Motion to adjourn by Clayton Cooke and seconded by Sonny Ables. All unanimously approved.

Approved: July 19, 2014 Board of Director's Meeting (Held before Annual Homeowner's)

Barry Pasarew, Secretary