

**POINT VENTURE TOWNHOUSES, INC.**  
**BOARD OF DIRECTOR'S QUARTERLY MEETING**  
**April 22, 2017**

President Charles Lantrip called the meeting to order at 9:00 AM on Saturday, April 22, 2017. The meeting opened with a roll call of all present.

**DIRECTORS PRESENT:** Charles Lantrip, Pam Giese, John Delaney, Sonny Ables, Barry Pasarew, Charles Baker, Eric Carlson, Clayton Cooke and Carl Carameros. A quorum was established.

I. **APPROVAL OF MINUTES:** Clayton Cooke motioned to approve January 21, 2017 minutes as presented. The motion was seconded by Charles Baker. All in favor - motion approved. Sonny Ables motioned to approve February 11, 2017 Special Budget Meeting as presented. The motion was seconded by Clayton Cooke. All in favor – motion approved.

II. **PRESIDENT'S REPORT:**

- Discussion on Wind Storm of April 1, 2017. Belfor Property Restoration Company was on the scene immediately and doing a great job with clean up.
- Discussion on Master Insurance Policy to be renewed 4/30/17 with Higginbotham Agency. Charles will meet with Ryan Moss to review.
- Discussion on Demarett lots, currently in the deed restrictions as townhouse lots, which have sold to several builders who should be submitting their plans soon.

III. **TREASURER'S REPORT:**

Charles Baker reported the cash position looked good for 1<sup>st</sup> quarter financials. Accounts receivables are in good condition. **Barry Pasarew motioned to approve the 2016 Annual Review as prepared by Neffendorf, Knopp, Doss & Company, Certified Public Accountants. The motion was seconded by John Delaney. All in favor – motion approved.**

IV. **ACC BOARD ACTIONS:**

- A. ACC Action: Ratify vote from January 21, 2017 Board of Director's meeting for expansion of front and back deck on owner's property at **231 Comanche Ln. Voted FOR 8-1.** Barry Pasarew voted against.
- B. Board Action: Ratify email vote of January 27, 2017 to allow WCID to **disperse effluent** on Townhouse Comanche Dr common area above the flood plain. **Vote was unanimous.**

- C. ACC Email Action: Ratify vote of January 31, 2017 for **119 Comanche Dr** to remove cedar tree on common area behind his building. **Voted FOR 6-3.** Barry Pasarew, Charles Baker and Eric Carlson voted against.
- D. ACC Email Action: Ratify email vote of March 2, 2017 for Association to provide **curb stops** per owner's request if funds were available in budget. **Voted FOR 5-4.** Sonny Ables, Charles Baker, Clayton Cooke and Barry Pasarew voted against.
- E. ACC Email Action: Ratify vote of March 20, 2017 for owner of **135 Comanche Dr** to install a flagstone patio under deck and at foot of back stairs. **Voted FOR 8.** Charles Baker did not vote.
- F. ACC Email Action: Ratify email vote of March 28, 2017 for expansion of back deck on owner's property at **119 Comanche Dr.** **Voted FOR 6.** Barry Pasarew, Pam Giese and Charles Baker did not vote.
- G. ACC Email Action: Ratify vote of March 30, 2017 for owner of **111 Comanche Dr** to expand his front deck. **Voted FOR 5.** Barry Pasarew abstained until receive drawings. Charles Baker, Clayton Cooke and Pam Giese did not vote.
- H. ACC Email Action: Ratify vote of April 7, 2017 for owner of **317 Venture Blvd S** to install rock landscape for erosion purposes. **Voted FOR 8.** Charles Baker did not vote.

**Clayton Cooke motioned to ratify all ACC Actions. The motion was seconded by Barry Pasarew. All in favor – motion approved.**

- V. **NEW BUSINESS:** Discussion on rental properties and how they affect sewer lines and grinder pumps/parking issues/trash can overflow.
- VI. **ISSUES FROM THE FLOOR:** More education needed on grinder pumps. Reminder notices will be sent out regularly.
- VII. **ADJOURN:** The board adjourned at 10:48 AM. **Motion to adjourn by Charles Baker and seconded by Sonny Ables. Unanimously approved.**

Approved: July 15, 2017 Board of Director's Meeting

\_\_\_\_\_ Barry Pasarew, Secretary