

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

President Charles Lantrip called the meeting to order at 9:00 AM on Saturday, January 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, and Pam Giese. Charles Bailey and Marji Breslow were absent and gave their proxies to Joyce Sidfrid. Craig Clark was absent and gave his proxy to Charles Lantrip. A quorum was established.
- II. **APPROVAL OF MINUTES:** Charles Lantrip motioned to approve October 15, 2011 minutes as presented. The motion was seconded by Barry Pasarew. All in favor - motion approved.
- III. **TREASURER'S REPORT:** Charles Baker reported that townhome owners are doing a good job keeping accounts up to date.
- IV. **PRESIDENT REPORT:** Charles Lantrip discussed the changes in the legislative laws for homeowner's associations that went into effect January 1, 2012. The Board previously considered and unanimously agreed to accept the new requirements to be added to PVTI By-Laws.
- V. **COMMITTEE REPORTS:**
 - A. ACC - 165 Comanche Dr back deck extension and exit stairway was previously submitted and approved.
Comanche Lane split rail barrier was installed.
Mr. Ables plans to present an additional color to PV ACC for another choice for owners.
 - B. Common/Landscape Areas – President Lantrip reported that the Board had previously discussed building steps in the common area on Comanche Lane and the majority expressed their opinions not to proceed.
The Board previously considered an offer by the POA to utilize empty space behind the office/fitness room for townhouse maintenance department but majority of the Board expressed their opinions not to consider at this time.
Maintenance inspections are done. All owners will be receiving a copy of their inspection report.
 - C. Deed Restrictions – Pam Giese – No report.
 - D. Operations Review – Barry Pasarew – Majority of the Board felt like it would be wise to maintain an off-site computer backup service. It has been put into place along with the continuation of the manual daily backup system.
- VI. **ISSUES FROM THE FLOOR** – Owners expressed their concerns regarding the placement of trash can screens.

VII. OLD BUSINESS:

- A. Discussion/Possible Action – To change the By-Laws and form an “Executive Committee” as proposed by the Operations Review Committee
Barry Pasarew motioned to delete this item from further discussion. Motion was seconded by Sonny Ables. All in favor – motion approved.
- B. Discussion/Possible Action – To adopt the “Decision Matrix” guidelines as proposed by the Operation Review Committee – Tabled.
- C. Discussion/Possible Action – To adopt the “Employee/Staff” guidelines as proposed by the Operations Review Committee - Tabled.
- D. Discussion/Possible Action – To adopt the “Bidding & Procurement” guidelines as proposed by the Operations Review Committee – Tabled.

VIII. NEW BUSINESS:

- A. Discussion/Possible Action – Changes in handbook/rules – Tabled.
- B. Discussion/Possible Action – Townhouse services provided – Tabled.
- C. Discussion/Possible Action - Lighting Project – Tabled for further research.
- D. Discussion/Possible Action – Trash Can Screens – **Charles Lantrip motioned to build 3 new trash enclosures for sample placement until further discussion with the Village Trash Service Company. Motion was seconded by Barry Pasarew. All in favor – motion approved.**
- E. Discussion/Possible Action – Parking lots/road paving project – **Barry Pasarew motioned to approve \$34,000 expenditure for seal coating and re-striping of common area parking lots to Cummings Paving. Motion was seconded by Sonny Ables. All in favor – motion approved.**
- F. Discussion/Possible Action - Approval of 2012 proposed budget – **Joyce Sidfrid motioned to hold a special meeting to finalize the budget. Motion was seconded by Sonny Ables. All in favor – motion approved.**

IX. ADJOURN: The board adjourned at 12:08 AM. **Motion to adjourn by Charles Lantrip and seconded by Eric Carlson. All approved with unanimous vote.**

Approved: April 21, 2012 Board of Director’s Meeting

Marji Breslow, Secretary