

POINT VENTURE TOWNHOUSES, INC.
BOARD OF DIRECTOR'S MEETING
January 19, 2013

President Charles Lantrip called the meeting to order at 9:00 AM on Saturday morning, January 19, 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 and CL Roy. Marji Breslow was absent and gave her proxy to Pam Giese. A quorum was established.

- II. **FIREWISE PRESENTATION:** Patrick Allen, representative from Texas A & M Forestry Service presented Townhouses, Inc. along with the Mayor of the Village of Point Venture, Cristin Cecala, with an award for achieving Firewise Communities/USA recognition status. PVTI has been recognized by the National Firewise Communities program for its efforts to reduce the vulnerability of homes and landscapes to wildfire. It is an honor for PVTI to be one out of 57 Firewise communities in Texas. Currently there are 800 Firewise communities in 40 states.

- III. **APPROVAL OF MINUTES:** Barry Pasarew motioned to approve October 20, 2012 minutes as presented. The motion was seconded by Clayton Cooke. All in favor - motion approved.

- IV. **TREASURER'S REPORT:** Charles Baker reported that financials looked good and ended the year up \$23,000.

- V. **PRESIDENT REPORT:** Charles Lantrip discussed in length the structural issues with the townhouses. There have been a lot of repairs completed since the 2007 Structural Engineer report was done but much more is needed. Mr. Lantrip discussed issues dealing with the Village of Point Venture.

- VI. **COMMITTEE REPORTS:**
 - A. ACC Committee – Chairman Barry Pasarew discussed the ACC Standards that will be posted on the townhouse website. Owners may request a variance to the standard for review by the committee.

 - B. ACC Approvals for 2012:
 1. 309 VBS – Deck enclosure
 2. 18233 Lakepoint – Dock
 3. 543 VBS – Repairs
 4. 18217 Lakepoint – Remodel
 5. 545 Demarett – Deck storage unit
 6. 18201 Lakepoint – Window replacement
 7. 18229 Lakepoint – Deck rails painted
 8. 18243 Lakepoint – Structural repairs
 9. 18233 Lakepoint – Gazebo roof
 10. 327 VBS – Paint red
 11. 18245 Lakepoint – Structural repairs

- C. Common Landscape Area – Barry Pasarew reported that the common area is looking good.
 - 1. Lawn pest control and fertilization is continuing.
 - 2. Pruning of trees and stump removals still need to be done.
 - 3. Continuation of updating yard light fixtures/poles and installation of additional sprinkler systems to be installed.
 - 4. Completed seal coat of parking lots and drive areas.
 - 5. Steps in the common areas were repaired or added.
 - 6. Deployed three additional trash/recycle can enclosures and added gates to one as a prototype. Total of six screens have been built.

VII. ISSUES FROM THE FLOOR:

- A. Discussion regarding trash can screens in the 2nd 20 set of townhouses.

VIII. OLD BUSINESS:

- A. **Barry Pasarew made a motion to build 7 new trashcan screens to be installed on Comanche Dr and complete two gates on current screens on Comanche Lane. The motion was seconded by Charles Lantrip. All in favor – motion approved.**
- B. Yard Lights: Discussed and tabled.

IX. NEW BUSINESS:

- A. **Barry Pasarew made a motion to accept and approve the THACC Updated Application. The motion was seconded by Carl Carameros. All in favor – motion approved.**
- B. **Barry Pasarew made a motion to accept and approve the THACC Standards for Landscape. The motion was seconded by Carl Carameros. All in favor – motion approved.**
- C. **Charles Lantrip made a motion to accept and approve the hanging swing at 207 VBS in front tree on a temporary basis. It will have to be removed when owner is not present. The motion was seconded by Carl Carameros. All in favor – motion approved.**
- D. **Charles Lantrip made a motion to accept and approve the 2013 budget as presented. The motion was seconded by Barry Pasarew. All in favor – motion approved.**

- X. **ADJOURN:** The board adjourned at 12:00 Noon. **Motion to adjourn by Charles Lantrip and seconded by Charles Baker. All in favor – motion approved.**

To be approved: April 20, 2013 Board of Director's Meeting

Marji Breslow, Secretary