

**POINT VENTURE TOWNHOUSES, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**July 15, 2011**

President Sonny Ables called the meeting to order at 7:00 PM on Friday, Jul 15, 2011. The meeting opened with a roll call of those present.

- I. **DIRECTORS PRESENT:** President Sonny Ables, Directors Brent Burns, Craig Clark, Joyce Sidfrid, Charles Bailey, Marji Breslow and Charles Lantrip. Ivan Langford III was absent and gave his proxy to Craig Clark. A quorum was established.
- II. **APPROVAL OF MINUTES:** Brent Burns motioned to approve April 16, 2011 minutes as presented. The motion was seconded by Charles Bailey. All in favor - motion approved.  
Craig Clark motioned to approve the special meeting minutes of June 25, 2011 as presented. The motion was seconded by Charles Lantrip. All in favor – motion approved.
- III. **MANAGER REPORT:** Electrical repairs still in process. 93 townhouses are completed with the new color scheme and/or have painted their fascia to the new approved color.
- IV. **TREASURER'S REPORT:** Charles Baker reported on the financials. All looked good but one account of \$2400.00 – may consider small claims court. **Charles Bailey motioned to approve the financials as presented. The motion was seconded by Marji Breslow. All in favor – motion approved.**
- V. **PRESIDENT REPORT:** Mr. Ables apologizes again for recent action on the 32 acre property.
- VI. **COMMITTEE REPORTS:**
  - A. Common/Landscape Areas – Craig Clark – No report.
  - B. Community Relations – Joyce Sidfrid – No report.
  - C. Deed Restrictions - Ivan Langford, III. (Absent) – No report
- VII. **ISSUES FROM THE FLOOR** – None
- VIII. **NEW BUSINESS:**
  - A. **Charles Bailey motioned not to assess homeowners for recovering the cost of \$4,000 cleanup of the debris on the 32 acre common property. Motion was seconded by Charles Lantrip. All in favor – motion approved.**

- B. No action taken to consider an amendment to the budget to cover the \$4,000 expenditure for the clean-up of the debris from the 32 acres.
- C. **Charles Lantrip motioned not to pursue legal action against A-1 Excavation. Motion was seconded by Charles Bailey. All in favor – motion approved**
- D. Tabled the consideration of a 3-pipe system to ban all vehicles with the exception of golf carts with emergency/maintenance vehicles allowed with a \$100.00 fine for violation to be attached.
- E. Tabled to adopt formal policy restricting access to common property with attached fine.
- F. Tabled to adopt formal rules for 32 acre park. A suggestion was made to form a committee to suggest rules for common property.
- G. **Charles Bailey motioned to pursue the consideration of the removal of dead brush/cedar trees with a state funded program. Motion was seconded by Marji Breslow. All in favor – motion approved.**
- H. Received 74 ballots for 2011 Board of Director's election. Newly elected directors are Pam Giese – 53 / Barry Pasarew – 49 / Eric Carlson – 46.

**VIII. ADJOURN:** The board adjourned at 8:20 PM. **Motion to adjourn by Marji Breslow and seconded by Charles Bailey. All approved with unanimous vote.**

Approved: October 15, 2011 Board of Director's Meeting

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Marji Breslow, Secretary