

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

President Charles Lantrip called the meeting to order at 7:00 PM on Friday night, July 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, Marji Breslow and CL Roy. A quorum was established.
- II. **APPROVAL OF MINUTES:** Clayton Cooke motioned to approve April 20, 2013 minutes as presented. The motion was seconded by Barry Pasarew. All in favor - motion approved.
- III. **TREASURER'S REPORT:** Charles Baker reported that 2nd quarter financials are in line with budget. Twenty eight owners have not paid their insurance premiums.
- IV. **PRESIDENT REPORT:** Charles Lantrip read a letter from an owner requesting a possible benefit package for employees.
- V. **COMMITTEE REPORTS:**
 - A. ACC Committee – Chairman Barry Pasarew reported that six applications were submitted for 2nd quarter 2013. Five approved with one pending.
 1. 523 Demarett – Roof modification
 2. 529 Demarett – Roof modification
 3. 18209 Lakepoint Cove – Foundation Repair
 4. 18233 Lakepoint Cove – Dock Placement
 5. 502 Demarett – 30 day handicap ramp
 6. 18233 Lakepoint Cove – Golf Cart pad pending
 - B. Barry Pasarew reported on the rebuild process for 505-513 Venture Blvd S. The committee sent information to eleven architects and seven returned bids. They were interviewed and rated on a scoring system. All five committee members affirmed the scoring process. Board approved and contract was signed with Danze & Davis. Looking at completion in September or October 2014.
 - C. Deed Restrictions – No report.
- VI. **ISSUES FROM THE FLOOR:**
 - A. Owner brought up a private parking issue with neighboring unit.
 - B. Owner brought up the issue of conflicting meeting times with WCID.
 - C. Discussion on continuation of 32 acre clean-up of dead trees/brush.
- VII. **NEW BUSINESS:**
 - A. Barry Pasarew made a motion to ratify the unanimous email vote to accept the contract of Architects Danze & Davis to design plans for the

rebuilding of 505-513 Venture Blvd S. Clayton Cooke seconded the motion. All in favor – motion approved.

B. Discussion on the Village providing crack sealing for townhouse parking lot areas. ACC Committee will discuss further.

C. Announcement of new director Sonny Ables, along with Carl Carameros and Charles Lantrip who were eligible for a 2nd term. Only three positions were open and three ran so no election took place.

VIII. ADJOURN: The board adjourned at 8:00 PM. **Motion to adjourn by Charles Baker and seconded by Carl Carameros. All approved with unanimous vote.**

Approved: October 19, 2013 Board of Director's Meeting

Barry Pasarew, Secretary