

**POINT VENTURE TOWNHOUSES, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**October 20, 2012**

President Charles Lantrip called the meeting to order at 9:00 AM on Saturday morning, October 20, 2012. 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 and Marji Breslow were present. CL Roy was absent and gave his proxy to Charles Baker. Eric Carlson was absent and gave his proxy to Barry Pasarew. A quorum was established.
- II. **APPROVAL OF MINUTES:** Charles Baker motioned to approve July 20, 2012 minutes as presented. The motion was seconded by Clayton Cooke. All in favor - motion approved.
- III. **TREASURER'S REPORT:** Charles Baker reported that financials look good. One account is in foreclosure for \$1000.00.
- IV. **PRESIDENT REPORT:** Charles Lantrip announced that Townhouses, Inc. has received the Firewise Certification and will be receiving an award at the Board of Director's meeting in January. The Village of Point Venture has given notice that all townhouses need a structural inspection and we are trying to work with the Village to come up with a solution by the end of the year.
- V. **COMMITTEE REPORTS:**
  - A. ACC Committee – Chairman Barry Pasarew announced that one member has volunteered to research FEMA regarding their requirements and regulations. Approximately 129 townhouse owners have done some work to their units. The ACC committee is working on establishing standards for the community to preclude some past issues and set a standard as to what the townhouses should look like in the future.
  - B. Common Landscape Area – Barry Pasarew reported that the common area is looking good. Treated for grubs and fertilized. Live oaks and cedar trees still need to be trimmed. Five buildings have had their sprinkler systems installed along with back flow preventers. Eddy and Nick have spent time on cleaning up the 32 acres.
  - C. Deed Restrictions – Pam Giese had no report.
- VI. **ISSUES FROM THE FLOOR:**
  - A. One member brought to attention of the Board that WCID holds their Board of Director's Meeting at the same time. Suggestion was made to discuss with WCID the possibility of changing their meeting times.
  - B. Discussion on issues from owner of 18219 Lakepoint Cove with regards to neighbor's remodeling project.

**VII. OLD BUSINESS:**

- A. Discussion on trash can enclosures. Maintenance personnel built six enclosures and installed them on Comanche Lane and Venture Blvd S. They will be left on location and vote at a later date.

**VIII. NEW BUSINESS:**

- A. **Barry Pasarew made a motion to accept and approve the THACC Index, Forward, and Section Two of the Standard Criteria. The motion was seconded by Clayton Cooke. All in favor – motion approved.**
- B. The standard criteria will be placed on townhouse website.
- C. Discussion on updating yard lights. The yard light project is still in progress.

**IX. ADJOURN:** The board adjourned at 10:30 AM. **Motion to adjourn by Clayton Cooke and seconded by Charles Baker. All approved with unanimous vote.**

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

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Marji Breslow, Secretary