

Pointe Retreats Homeowners Association

Meeting Minutes
November 16, 2019

In Attendance:

Directors: Dustin Henning, Dave Crane, Sharon Garsnett

Pegasus Property Management: Sharon Dalton, Michael Dalton

Absent: Gloria Naser, Susan Slaven

Closed Meeting – 10:00 am

- Past Due HOA Financial Fees were reviewed and discussed

Open Meeting – 10:30 am

- The minutes of the September 14th meeting were approved by board
- The November 16, 2019 Financial Reports were reviewed and approved by board
- Future Projections of Financials were reviewed and discussed
- Due to the ongoing lawsuit, legal fees for his case alone have reached a total of \$8,322.50 so far this year. Bench trial has been rescheduled for 3/18 & 19/2020 @ 9:30 am
- Motion to approve a 3% increase in dues for 2020
 - Motion to approve by Dustin and seconded by Sharon G. Passed by unanimous vote.
- Motion to approve a one-time assessment of \$106.38 per one bedroom units and to also include a one-time assessment of \$212.76 per two bedroom units. Total of \$10,000 accumulative.
 - Motion approved by Dustin and seconded by Sharon G. Passed by unanimous vote.
- January bill for the assessment (106.38 per 1 bedroom, 212.76 per 2 bedroom, 1st quarter only); this assessment generates a TOTAL of \$10,000.00.
- Pegasus will send out an update on fees, special assessments and explanation for increase after draft letter has been approved by HOA attorney & HOA board
- HOA Insurance will not pay for any legal charges in this case. Please contact Pegasus with any questions or concerns
- As it has been stated in previous meetings, banks will not grant a loan for PR building renovations due to pending lawsuit
- At this time due to lack of funds, Building #3 renovation has been postponed until 2021
- Parking Lot #2 paving will be scheduled for 2020
- Renovations for Building #2 have been completed
 - Under construction - Top level rear fire exits will be re-configured (gates removed) so there will be easy and safe access in case of fire
- Three Lawncare company bids were reviewed and it was approved to stay with current Lawncare company, PLC & Maintenance, if they accept an amendment for specific work that needs to be done and their bid remains the same as quoted.
- Pegasus will send out notice of inspection of fireplace chimneys to take place on December 9,10, & 11.
 - Owners will be responsible for cleaning of chimneys
- Reminder – PR/Pegasus does not use and is not responsible to pay contractors who do not provide evidence of Workers' Compensation insurance and do not provide a Certificate of Insurance prepared by their insurance company or agent
- Board voted to refuse a payment of unapproved work due to lack of proof of insurance by contractor
- Board approved payment to Fortner's Pest Control for spraying for bee infestation
- Pegasus will send to all board members an early email to remind them of the next meeting time & day.

Next Meeting Date:

- **Please Note Meeting Time & Day Change** - Next HOA meeting at Pegasus Office scheduled for 01/14/20 @ 6:30 pm (Closed meeting), 7:00 pm (Open meeting)

Dave R. Crane, HOA Secretary