

Pointe Retreats Homeowners Association
Annual Meeting
November 20, 2020

The Pointe Retreat Homeowners Association met on November 20, 2020 at 10:00am at the Eagles Nest.

Those attending:

Board: Dustin Henning
 Susan Slaven
 (Gil Himebaugh absent)

Management: Sharon Dalton
 Michael Dalton

Owners: Sharon Garsnett, unit 43
 Chad & Sebastian Garsnett, unit 21
 Stephen White, unit 80
 Jerry & Jan Muskat, unit 6
 Meaghan Rysdale, unit 62

With proxies, quorum was verified.

Meeting was called to order at 10:10am.

2019 Annual Meeting Minutes: Minutes were approved.

Financial Report:

- Michael Dalton gave the 2019 year end financial report. We finished the year with a bank balance of just over \$66,000. With income of \$134,602, operating expenses of \$81,893.95 and reserve expenses of \$65,974.28 we finished in the red by \$13,266.22. We did complete the refurbishment of building 2. The December 31, 2019 financials were approved.
- MD gave the November 19, 2020 financial report. We have a current bank balance of over \$89,000. Year to date of income of nearly \$145,000, operating expenses of nearly 64,000 and reserve expenses of just over \$58,000 which included the parking lot 2 paving, chimney inspections and chaseway repairs.

Project Status/Reserve Projection:

- Sharon Dalton stated that we are about to start on Building 4 chaseways.
- MD reviewed future projections that showed we are on target in 2021 for building 3 refurbishment, and possibly starting on building 4.

Old/New Business:

- Calkins Lawsuit: The lawsuit continues to drag on, which continues to prevent us from proceeding with a loan.

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Election:

- Gil Himebaugh was reelected to the board to a three year term.
- After discussion it was decided to enlarge the Board of Directors from 3 members to 5, with new members Meaghan Rysdale and Sebastain Garsnett being appointed to one year terms.

PSA Update:

- Sahn's food has been excellent. Menus are posted.
- Delivery to begin soon.
- For the first time in a decade, the restaurant is making money.
- There have been many updates to the golf course.
- A large number of dead trees have been removed. Note: PR has had some difficulty getting the trees between the tennis courts and PR removed. We may need to do a survey and have attorney send letter, but Susan will work on PSA President Betsy Larsen, first.
- Plans being discussed for new tennis court location use. Possibly a parking lot.

More Discussion: Sebastian Garsnett stated he and Sharon Garsnett had planted some flowers and would be willing to do so in 2021.

As recorded by Pegasus Properties