

Pointe Retreats Homeowners Association
Board Meeting
August 11, 2021

The Pointe Retreat Homeowners Association Board met via Zoom on August 11, 2021.

Those attending:

Board: Sebastian Garsnett, David Grey, Dustin Henning, Meaghan Rysdale & Susan Slaven

Management: Sharon Dalton & Michael Dalton

Inspection Report:

- The crawlspace insulation installation was discussed. Per several local experts if a crawl has any dampness, the paperside of the insulation faces the ground. Thus, our insulation is installed correctly.
- Those items noted that will be placed on a work order:
 - ◆ #2 insulation is hanging down
 - ◆ #6 rotten siding board
 - ◆ #7 erosion on side side of building, dirt or peagravel needed
 - ◆ #7 crooked post with erosion around it
- Water pressure regulators, old ones to be replaced this winter
- Front foundation vents to be concrete blocked in, due to water penetration
- Crawlspace will have visquine added when we have finished taking steps to alleviate water penetration
- X-braces to be added to fire escape support posts
- All back deck 4x4 support posts from lower balcony to ground will be replaced with 6x6 and will sit on concrete

Pressure regulators that leak were discussed. HOA replaces regulators when needed. Any leaked water is owned by the individual owner.

Balconies:

The history of the balconies was explained and discussed. All balconies are the responsibility of the homeowner (with the exception of 6x6 posts from lower deck to ground that will be installed). It has been a number of years since the back decks were last inspected. It was agreed that instead of having each owner have

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their balcony inspected, the HOA would pay a contractor to inspect the back of the building including every balcony. This will be done building-by-building and the cost of the inspections will be billed back to the owner along with a list of needed repairs.

Loan:

- Upcoming costs were discussed:
 - ◆ Building 4 Refurbishment: \$62,935
 - ◆ Building 5 Refurbishment: \$85,005
 - ◆ Lot 1 Paving: \$34,000
 - ◆ 6 inch gutters for all buildings: \$22,120
 - ◆ Gutter guards: \$7,540 (after discussion, it was agreed that the guards are to be included, so a total of \$29,660)
- Numerous financial projections detailing various loan options were reviewed.
- After much discussion a motion was made that the HOA pursue a \$200,000 loan for the purpose of funding the refurbishment of both buildings as well as the new gutters and guards for all buildings and was approved.

The idea of an annual dues increase was discussed and the possibility of an inflation plus 1% increase will be discussed further.

The meeting was adjourned at 8:00pm.

The earlier set next meeting date of September 29th at 6:30pm via zoom stands.

As recorded by Pegasus Properties