

**WATER POINTE I HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING**

**January 23, 2016**

**MINUTES**

Due to inclement weather and hazardous driving conditions, the quarterly Board of Directors meeting was held via conference call at 9 AM on January 23, 2016.

**Directors Present**

Marie Charron  
Jim Spangler  
Kenny Crow  
Cliff Revoir  
Larry Reid

Tammy Marion was present from Makensey Property Management.

**Approval of Board Minutes**

The board approved the minutes from the October 17, 2015 HOA meeting, the October 17, 2015 quarterly meeting, as well as the special called meetings of October 16, 2015, and December 6, 2015.

**Delinquent Accounts Update**

Tammy Marion notified the board that seven units were currently delinquent with their HOA fees.

Those units and the amounts owed were:

unit \*\*\* \$4,975  
unit \*\*\* \$2,935  
unit \*\*\* \$3,300  
unit \*\*\* \$3,300  
unit \*\*\* \$3,370  
unit \*\*\* \$2,475  
unit \*\*\* \$2,020.

Because the amount owed by unit \*\*\* covered several quarters of HOA fees, the board authorized Tammy Marion to attach a lien to this unit. The board also authorized her to notify the homeowners of the other six units that unless their payments were received by the end of this month, that liens would be attached to their units.

### **Virtus Update**

The board reviewed the performance of the Virtus Account, our reserve fund, for 2015. The balance in this account as of December 31, 2015, was \$197,641.60.

### **Outdoor Pool Repairs**

The board reviewed bids from three companies to repair the outdoor pool. A motion was made, seconded and approved to accept the bid from Pools By Garry, Inc. in the amount of \$7,500 which included a 5 year warranty. The board authorized Tammy Marion to notify this company that the board had accepted their bid, and to begin as soon as possible. The board wanted this project completed by spring break. The board also authorized Tammy Marion to have this company examine the kiddie pool to see if any repairs needed to be made and to see if several grates in this area could be replaced.

### **Capital Outlay Update**

Tammy Marion discussed the status of capital outlay projects approved during 2015. They are as follows:

**South Side Repair** This project has been completed and the contractor has been paid in full. The total cost of this project was \$22,250.

**Emergency Repairs** This project involved removal and repair of loose concrete on balcony ceilings and exterior of the building. This project has been completed and the contractor has been paid in full. The total cost of this project was \$6,000.

**Walkway Repairs** This project is currently underway. The remaining balance due is \$7,000. The total cost of this project was \$55,600.

**North Side Repair** This project is currently underway. The remaining balance due is \$11,125. The total cost of this project was \$22,250.

**Street Side Windows and Walls** This project has not begun but will be started as soon as the North Side Repairs are finished. The total cost of this project is \$10,800.

**Water Booster System** The new equipment was supposed to have been delivered last week but has not been delivered.

### **Other Concerns**

**Mail Security** Several homeowners had requested that post office boxes be installed in the lobby so that they could receive mail. Cliff Revoir, Vice President, notified the board that he had been in contact with two different post offices in the area, to be sure he was given the same information. He said that in order to install post office boxes, that one box would have to be installed for each unit, and that the estimated minimum cost would be \$1,500. The current practice is that anyone can bring mail from the outside mail box and place it on a table outside of the office, where homeowners or renters can check to see if they have mail. The board is aware that our office is not an approved postal facility, and does not want to be responsible for anyone's mail. The board voted to continue the current practice and to urge anyone who is concerned about their mail to get a post office box.

**Balcony Doors** Several homeowners have suggested that the balcony doors be painted the same color as the front doors of the units. The current white color of the balcony doors shows rust very easily. The board was informed that fiberglass doors may now be available that will meet the fire code for chimney doors. The board decided to get written approval from the fire marshal before any of these doors are ordered. A motion was made, seconded and passed that changing the color of balcony doors be voted on at the annual HOA meeting, and if approved, homeowners would have the option of either painting their own balcony doors or the HOA would hire a contractor to do the painting and bill the individual homeowners. In the event the fiberglass doors are approved, homeowners would be give the option of replacing the steel chimney doors. A time limit would be given for completion.

**Flag** At the last annual HOA meeting, the homeowners voted against installing a flag pole because of maintenance costs and chances of abuse of the flag, after several homeowners gave instances of abuse at their workplace. The board felt that if the flag was displayed inside the lobby, that the maintenance costs of the flag pole would be eliminated as well as the flag would be better protected. The board wanted to discuss this item with several homeowners who had indicated an interest in the flag pole at the HOA meeting to see if there was any interest.

**Insurance Information** One homeowner had expressed concern that he could not obtain information on our insurance policies. This information is posted on our website.

**Hallway Project** The contractor had tried several times to complete the hallway repair project, but each time had to be postponed because of rain or cold weather. The board voted to schedule the period of May 23 through May 30 to finish this project and authorized Tammy Marion to notify homeowners of this decision.

### **Executive Session**

The board then went into executive session. The board returned from executive session and adjourned.

### **Next Scheduled Board Meeting**

The next scheduled board meeting is scheduled for April 9, 2016.