

**POINT VENTURE TOWNHOUSES, INC.**  
**BOARD OF DIRECTOR'S MEETING**  
**April 16, 2011**

Vice President Ivan Langford III called the meeting to order at 9:00 AM on Saturday, April 16, 2011. The meeting opened with a roll call of those present.

**I. DIRECTORS PRESENT:** Vice President Ivan Langford III, Directors Brent Burns, Craig Clark, Joyce Sidfrid, Charles Bailey, Marji Breslow and Charles Lantrip. Arlene Catania was absent. Sonny Ables was absent and gave his proxy to Ivan Langford III. A quorum was established. Mr. Langford also noted that Ms. Catania has been absent for three consecutive Board of Director's meetings and according to the By-Laws, that calls for automatic termination.

**II. APPROVAL OF MINUTES:** Brent Burns motioned to approve January 15, 2011 minutes as presented with one change on item VIII 2B. The motion was seconded by Charles Bailey. All in favor - motion approved.

**III. TREASURER'S REPORT:** Ivan Langford III read the Independent Auditor's Report by Stephen Tilson, CPA for the Townhouse 2010 annual review. Charles Lantrip motioned to approve the 2010 Townhouse Annual Review as presented. The motion was seconded by Charles Bailey. All in favor – motion approved. Ivan Langford III also read the response from Treasurer, Charles Baker regarding his concurrence with the review.

**Charles Bailey motioned to approve the Treasurer's Report as presented. The motion was seconded by Charles Lantrip. All in favor – motion approved.**

**IV. VICE-PRESIDENT REPORT:** Discussion on 2011-2012 master policy. Marji Breslow motioned to accept master policy quote as presented with the coverage increase by Farmer's Insurance Company for 2011-2012. Motion was seconded by Brent Burns. All in favor – motion approved.

**V. COMMITTEE REPORTS:**

**A. Maintenance and Repairs/Electrical Inspections – Lee Brewington** – All inspections completed and will be sent to all owners. The Board agreed to give owners 6 months to make necessary repairs.

**B. Common Areas/Landscape - Craig Clark**  
Craig Clark presented 3 choices for new yard light replacement. The Board agreed on the "acorn" globe style with 6' fluted pole. Replacements will be made according to the approved annual budget.

**C. Community Relations – Joyce Sidfrid, Chairman**

Encouraged owners to recycle with the new cans provided.

**E. Deed Restrictions - Ivan Langford, III. – No report**

**VI. ISSUES FROM THE FLOOR –**

1. Discussion on recycling program.
2. Expiring terms of directors

**VII. NEW BUSINESS:**

1. Exterior painting of neighboring property – The Board reminded owners that they are responsible for their own painting of exterior walls. Any agreements of color changes on walls facing neighboring units are between the neighbors. Suggestion to have written permission and provide for office files.
2. Tree trimming in backs of units are at the cost of the owner who requested with the guidance and rules of the association. Suggestion for the office to contact Texas Forestry Service for any state funded programs to remove cedar trees.
3. **Ivan Langford III motioned to accept the “Acknowledgement that the Special Warranty Deed dated August 10, 2007 (where the 32 acres is transferred from the Lower Colorado River Authority to Point Venture Townhouses, Inc.), includes language that preserves prescriptive rights that were in existence at the time of the transfer of ownership.” The motion was seconded by Charles Bailey. Seven directors voted FOR / Joyce Sidfrid abstained.**
4. Charles Lantrip made a motion that the Board invalidate and rescind any previous votes that were made in the past regulating boat docks because the Board did not have legal authority. Motion was not seconded therefore not approved.
5. Discussion on re-configuring the entrance access to the 32 acres. The Board directed staff to rotate the combination of the access lock on a more frequent basis. Tabled for July 15, 2011 agenda to adopt formal policy for restrictive access to common property with fines attached for publishing in townhouse rulebook.

**VIII. ADJOURN:** The board adjourned at 10:50AM. **Motion to adjourn by Charles Bailey. Motion was seconded by Craig Clark and all approved with unanimous vote.**

To be approved: July 15, 2011 Board of Director’s Meeting

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Brent Burns, Secretary