

POINT VENTURE TOWNHOUSES, INC.
BOARD OF DIRECTOR'S MEETING
October 15, 2011

President Charles Lantrip called the meeting to order at 9:00 AM on Saturday, October 15, 2011. The meeting opened with a roll call of directors present.

- I. **DIRECTORS PRESENT:** President Charles Lantrip, Directors Sonny Ables, Craig Clark, Joyce Sidfrid, Barry Pasarew, Marji Breslow and Eric Carlson, and Pam Giese. Charles Bailey was absent and gave his proxy to Joyce Sidfrid. A quorum was established.
- II. **APPROVAL OF MINUTES:** **Sonny Ables motioned to approve July 15, 2011 minutes as presented. The motion was seconded by Barry Pasarew. All in favor - motion approved.**
- III. **TREASURER'S REPORT:** Charles Baker reported that townhome owners are doing a good job keeping accounts up to date. **Sonny Ables motioned to accept Treasurer's report as presented. The motion was seconded by Barry Pasarew. All in favor – motion approved.**
- IV. **PRESIDENT REPORT:** Charles Lantrip reported on the continuation of the Firewise project. We still have a lot of areas to be cleaned up.
- V. **COMMITTEE REPORTS:**
 - A. ACC – Sonny Ables – Picked out three new colors. Presented two, gold and oatmeal, to the PV ACC which oatmeal was approved. Will meet with PVACC to present gold at a later date. Mr. Ables reminded all that we made a commitment to PVACC fascia boards would be painted brown. Owners have had 2 years to paint and there are 58 owners who have not complied. **Sonny Ables motioned that PVTI require owners that have not painted their fascia the approved brown color to paint within 90 days or PVTI will contract to have painted and assess the owners on an individual basis. Motion was seconded by Craig Clark. All in favor - Motion approved.**
 - B. Landscape – Craig Clark – Tree trimming is the main project for landscape guys for fire prevention on all 64 acres. The third section of sprinkler systems in Indian Point have been installed. Next section to be completed at Highpoint. Lighting project is still a work in progress.
The trashcans will be returned to their original places. This project is a work in progress.
 - C. Deed Restrictions – Pam Giese – No report.
 - D. Operations Review – Barry Pasarew – Summarized the report from the Operations Review committee. Several recommendations are reviewed.

VI. ISSUES FROM THE FLOOR – Owners expressed their concerns on future services provided by PVTI.

VII. NEW BUSINESS:

- A. Discussion/Possible Action – To change the By-Laws and form an “Executive Committee” as proposed by the Operations Review Committee – Tabled.
- B. Discussion/Possible Action – To adopt the “Decision Matrix” guidelines as proposed by the Operation Review Committee – Tabled.
- C. Discussion/Possible Action – To adopt the “Employee/Staff” guidelines as proposed by the Operations Review Committee - Tabled.
- D. Discussion/Possible Action – To adopt the “Work Order Processing” guidelines as proposed by the Operations Review Committee - Tabled.
- E. Discussion/Possible Action – To adopt the “Bidding & Procurement” guidelines as proposed by the Operations Review Committee – Tabled.
- F. Discussion/Possible Action – To adopt the “Electronic Media” guidelines as proposed by the Operations Review Committee - Tabled.
- G. Discussion/Possible Action – To rescind the previous Board vote, establishing a quarterly association newsletter and revert back to a monthly newsletter. **Sonny Ables motioned to revert back to a monthly newsletter instead of quarterly newsletter. Motion was seconded by Barry Pasarew. All in favor – motion approved.**
- H. Discussion/Possible Action – Request by President to adopt a policy requiring Directors to reply to urgent/emergency request within 48 hours. If a Director does not respond within 48 hours, the Board President automatically receives their Proxy – After discussion, Board decided motion was unnecessary due to the By-Laws giving the President the ability to make decisions. Tabled.

VIII. ADJOURN: The board adjourned at 11:05 AM. **Motion to adjourn by Charles Lantrip and seconded by Sonny Ables. All approved with unanimous vote.**

Approved: January 21, 2012 Board of Director’s Meeting

Marji Breslow, Secretary