

**POINT AQUARIUS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING**

Thursday, January 14, 2016

Minutes – APPROVED

Board Members Present: Larry Vaslet, President
Dianne Gillis, Vice President
Tana Firth, Secretary
Kenny Venghaus, Treasurer
Lynda Henry
Randy Dobbs
Jay Thompson

Board Members Absent: Jimmie Harris
George Grummon

Meeting was held at Point Aquarius Community Center. Janis Cain and Steve Durham of Investment Management Company were present.

1) Regular Board Meeting called to order by Larry Vaslet at 6:31 PM. Quorum established.

2) Minutes

Motion to approve the minutes of the December 10, 2015 Board meeting was made by Kenny Venghaus and seconded by Jay Thompson. Motion passed unopposed.

3) President's Report

George Grummon has officially resigned from the Board of Directors. There are four vacancies on the Board, to be filled in April at the Annual Meeting.

4) Treasurer's Report

Treasurer's Report Through December 2015				
Budget Report				
TOTAL POA	2015 Budget	2015 Actual	Difference	% Actual to Budget with 100% of Year Complete
Income & Expenses				
Income				
POA Total	817,900	849,678	31,778	103.9%
Section 5 Amenities Total	8,100	8,007	-93	98.9%
Section 7 Marina Total	61,450	60,139	-1,311	97.9%
Total Income	\$887,450	\$917,824	\$30,374	103.4%
Expenses				
POA Total	815,582	838,599	23,017	102.8%
Section 5 Amenities Total	8,702	6,423	-2,279	73.8%
Section 7 Marina Total	58,982	57,632	-1,350	97.7%
Total Expenses	\$883,266	\$902,654	\$19,388	102.2%

Cash Flow Projection		
Bank Accounts		
POA	(487,190 - 177,000)	310,190
Section 5 Amenities		13,137
Section 7 Marina		35,993
Other Projects		700
Total Checking/Savings		\$360,020

Additional Receipts	
POA	
Section 5 Amenities	
Section 7 Marina	
Total Additional Receipts	\$0

Additional Payments	
POA	
Section 5 Amenities	
Section 7 Marina	
Sub Total	\$0
Liabilities	-56,650
Total Additional Payments	-\$56,650

Cash		\$303,370
Contingency Fund	(\$883,266 x 15%)	-\$132,490
Available Cash in Bank at 12/31/15		\$170,880

Treasurer's Report Through December 2015				
Budget Report				
POA ONLY	2015 Budget	2015 Actual	Difference	% Actual to Budget with 100% of Year Complete
Income & Expenses				
Income				
POA Total	817,900	849,678	31,778	103.9%
Total Income	\$817,900	\$849,678	\$31,778	103.9%
Expenses				
POA	815,582	838,599	23,017	102.8%
Total Expenses	\$815,582	\$838,599	\$23,017	102.8%

Cash Flow Projection		
Bank Accounts		
POA	(487,190 - 177,000)	310,190
Other Projects		700
Total Checking/Savings		\$310,890
Additional Receipts		
POA		
Total Additional Receipts		\$0

Additional Payments		
POA		
Sub Total		\$0
Liabilities		-56,650
Total Additional Payments		-\$56,650
Cash		
		\$254,240
Contingency Fund	(\$815,582 x 15%)	-\$122,337
Available Cash in Bank at 12/31/15		\$131,903

Treasurer's Report Through December 2015				
Budget Report				
SEC 5 AMENITIES	2015 Budget	2015 Actual	Difference	% Actual to Budget with 100% of Year Complete
Income & Expenses				
Income				
Section 5 Commons	1,340	1,342	2	100.1%
Section 5 Gate	1,960	1,963	3	100.2%
Section 5 Marina	4,800	4,702	-98	98.0%
Total Income	\$8,100	\$8,007	-\$93	98.9%
Expenses				
Section 5 Commons	2,100	701	-1,399	33.4%
Section 5 Gate	1,450	1,516	66	104.6%
Section 5 Marina	5,152	4,206	-946	81.6%
Total Expenses	\$8,702	\$6,423	-\$2,279	73.8%

Cash Flow Projection	
Bank Accounts	
Section 5 Commons	4,930
Section 5 Gate	5,951
Section 5 Marina	2,256
Total Checking/Savings	\$13,137
Additional Receipts	
Section 5 Commons	
Section 5 Gate	
Section 5 Marina	
Total Additional Receipts	\$0
Additional Payments	
Section 5 Commons	
Section 5 Gate	
Section 5 Marina	
Sub Total	\$0
Liabilities	0
Total Additional Payments	\$0

Cash		
Section 5 Commons		4,930
Section 5 Gate		5,951
Section 5 Marina		2,256
Total Cash		\$13,137

Less Contingency Fund		
Section 5 Commons	(\$2,100 x 15%)	-315
Section 5 Gate	(\$1,450 x 15%)	-218
Section 5 Marina	(\$5,152 x 15%)	-773
Total Contingency Fund		-\$1,306

Available Cash		
Section 5 Commons		\$4,615
Section 5 Gate		\$5,733
Section 5 Marina		\$1,483
Available Cash in Bank at 12/31/15		\$11,831

Treasurer's Report Through December 2015

Budget Report

SEC 7 MARINA	2015 Budget	2015 Actual	Difference	% Actual to Budget with 100% of Year Complete
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Income & Expenses

Income				
Section 7 Marina Total	61,450	60,139	-1,311	97.9%
Total Income	\$61,450	\$60,139	-\$1,311	97.9%

Expenses				
Section 7 Marina Total	58,982	57,632	-1,350	97.7%
Total Expenses	\$58,982	\$57,632	-\$1,350	97.7%

Cash Flow Projection

Bank Accounts		
Section 7 Marina		35,993
Total Checking/Savings		\$35,993

Additional Receipts		
Section 7 Marina		
Total Additional Receipts		\$0

Additional Payments		
Section 7 Marina		
Sub Total		\$0
Liabilities		0
Total Additional Payments		\$0

Cash		\$35,993
Contingency Fund	(\$58,982 x 15%)	-\$8,847
Available Cash in Bank at 12/31/15		\$27,146

5) Property Manager's Report

POA Office

POA Records

Please email any changes to pointaquarius@consolidated.net

- Mailing address
- Email address
- Contact numbers

Eblast

Please register your email address to receive Eblast.

www.pointsaquarius.com

At bottom of Home page

Office Hours

Normal Office Hours:

Monday 9:00 AM - 5:00 PM

Tuesday 9:00 AM - 5:00 PM

Wednesday 9:00 AM - 12:00 PM

Thursday 9:00 AM - 6:00 PM

Friday 9:00 AM - 5:00 PM

Monday - Thursday closed from 12:00 PM - 1:30 PM

Fridays closed from 12:00 PM - 2:30 PM

Office Phone

If you call the POA office please stay on the line until you hear the beep. We are having trouble with the answering machine so when you call you will hear several different announcements before you hear the beep.

We will get your message if you leave one.

Thank you.

You may also email pointaquarius@consolidated.net with any questions or concerns.

ACC

December: 2 ACC applications submitted and 2 approved.

Deed Violations

Diane is assisting in the office with ACC and POA deed violations.

December:

POA 19 deed violation letters/fines mailed
22 previous violations cleared

ACC 1 previous violation cleared

New Residents

December: Received transfer paperwork on 7 properties.

6) Committee Reports

- a. Roads – Randy Dobbs
Plans are to begin road construction on the outbound lanes of Point Aquarius Blvd entrance March 1, 2016.
- b. Pools – Tana Firth
All is well with the pool. The new contractor along with Will is doing a great job keeping the pool clean. Lynda Henry will be creating a swell around the back of the pool area to drain the water away from the pool when it rains.
- c. Marina – Jay Thompson
New light on pole that is going to the bathroom. Will be installing the steps down into the lake for swimming. Also, the new buoys will be placed when it gets a little warmer.
- d. Grounds & Landscaping – Lynda Henry
The new year has gotten off to a fast start. I mentioned in previous meetings our appreciation for neighbors who keep an eye on the commons around them, and call the office when there are problems. Thank you to the neighbor reporting 3 pines in Section 1 that required immediate removal, followed by spraying and feeding adjacent trees.

I will present a motion to help keep tree maintenance costs under control, and maximize our budget dollars later in the meeting. *<Point Aquarius has acres of common area populated with trees and shrubs. Drought and age present an ongoing need for tree maintenance throughout the community. Establishing a partner relationship with vendors will allow us to have preferred emergency status (without the additional emergency costs), and select from vendors with the best offering of equipment, personnel and services. Point Aquarius will be able to move quickly to remediate problems, and complete routine maintenance on the same service visit. The vendor selection process will be based on a quoted "day rate", staffing and equipment provided, and will include pruning, "chop and drop", feeding, treating, stump grinding.>*

We are looking at long term improvements to the drainage issues in the area surrounding the POA office. We appreciate your patience until the ground dries out and we can address the path to the Cactus Lounge.

Please do not drive or park on the grass. The ground is very spongy, and we are trying to avoid ruts that will have to be leveled later this year.

- e. Beautification
I would like to thank the indoor and outdoor committees who created a beautiful Christmas feeling around the community -- Charlene Walling, Brenda Davis, Shirley Lovinggood, Connie Masterson, Irene Mayan -- all the additional volunteers and William, of course, who worked on the decorations all month. Thank you all again. Leesha Cahill has spruced up the decorative planters at the wall south of the Guard House -- please thank her, it looks beautiful!
- f. Mowing
BIO will mow once this month, on Monday. Please let me know if any areas require special attention.
- g. Neighborhood Watch and Safety – Diane Gillis
NWSC reviewed incident reports for December. Upcoming projects for the NWSC include reviewing contract and developing transition procedures for the Gatekey web-based gate software system, finalizing gate entry procedures and completing security projects. Lynda Henry requested NWSC consideration of specific areas around Point Aquarius perimeter to place "No Trespassing" signs. As of January, the NWSC marked and unmarked patrol will be provided by the same off duty officers monitoring our Point Aquarius community for years. This proposal was approved by the Board members.

h. Secretary's Report – Tana Firth

We just wanted to remind everyone that while we do not have recycling at our houses the neighborhood women's group would certainly appreciate your donations of aluminum, ink jet printer cartridges, Christmas tree lights, and copper wiring. The money goes to PAWC scholarship fund, maintaining the marquee, and other community projects. Please call Irene Mayen @936-890-6819 for more information.

Please be sure to email (pointaquarius@consolidated.net) your questions 2 weeks ahead of each monthly meeting (2nd Thursday of each month) so that we will have your answers at the meeting or before. This is especially true if the question requires research or consultation with others.

Reinstalling one of the soccer goals to a new location behind the tennis courts will occur this month. This will give the children of PA two locations on different sides of the neighborhood to play soccer. Also this month we will begin the building of the labyrinth in the nature trail walking garden by the POA office.

7) Unfinished Business

- a. No Unfinished business.

8) New Business

- a. Discussed the 2016 final budget.

Motion to approve the 2016 final budget was made by Kenny Venghaus and seconded by Dianne Gillis. Motion passed unopposed.

- b. Discussed the 2016 Schedule of Assessments, Fines, Fees, Deposits and Other Charges.

Motion to approve the 2016 Schedule of Assessments, Fines, Fees, Deposits and Other Charges was made by Kenny Venghaus and seconded by Tana Firth. Motion passed unopposed.

- c. Discussed the replat of Lots 9 & 10, Block 1, Section 10.

Motion to approve the request to allow a replat of two lots (Lots 9 & 10, Block 1, Section 10) into one was made by Kenny Venghaus and seconded by Tana Firth. Motion passed unopposed.

- d. Discussed the Proposal and Value Proposition from AssociationVoice (Smart Web Solutions for Associations, Buildings and Management) for a new website.

Ongoing Monthly Subscription Fee \$150.00 (Includes QuickBooks Integration & Voting Booth)

Community Edition Site Setup Fee \$200.00 (one-time Fee)

Website Graphic Design Fee \$85/hour

Lifetime Training Fee \$90 (Waived) one-time fee

Private Training available \$110/hour

Included Services: Community Edition Large Scale Community Web Site, Professional Hosting, Online Payments, Support, Automatic Upgrades, Real-Time Backup, 500MB of Drive Space, 1GB of Monthly Data Transfer.

Community Package for initial setup is \$400 or \$60/hour (whichever is most cost effective). This will be determined after Point Aquarius POA representative has phone interview AssociativeVoice to understand our community's culture, tone, and desires for the website.

Motion to approve a new Web Site and use AssociativeVoice, Inc. as the Web service was made by Jay Thompson and seconded by Kenny Venghaus. Motion passed, one abstained.

- e. Discussed combining emergency tree removal services with regular maintenance in a "day rate" provides savings for Point Aquarius and vendors too. The negotiated day rate is based on a guaranteed number of service days during the year. Vendor selection is based on crew size, equipment offered as part of the service. Approval of the day rate will allow fast and efficient response to our maintenance program. Not to exceed \$1700/ day. Required Start Date: January 15, 2016. Ongoing.

Motion to combine ongoing tree and shrub maintenance with emergency tree removal services with fixed day rate was made by Lynda Henry and seconded by Dianne Gillis. Motion passed Unopposed.

- f. Discussed completing the main entry & exit of Point Aquarius Blvd. Converting from asphalt to concrete.

Motion to approve phase two of road construction at outbound lanes on Point Aquarius Blvd. was made by Randy Dobbs and seconded by Kenny Venghaus. Motion passed unopposed.

- 9) Regular Board Meeting adjourned

Motion to adjourn the Regular Board meeting at 7:11 PM made by Lynda Henry and seconded by Kenny Venghaus. Motion passed unopposed.

- 10) Property owner's comments and questions.

- 11) Executive Session called to order at 7:45 PM

Briefly discuss the POA office and the process & progress of posting of maintenance fee checks. Steve Durham also discussed the latest on litigation.

- 12) Executive session adjourned

Motion to adjourn the Executive session at 8:17 PM made by Jay Thompson and seconded by Dianne Gillis. Motion passed unopposed.

Submitted by: _____
Janis Cain, Property Manager on behalf of Tana Firth, Secretary

Approved by: _____
Lawrence Vaslet, President