

Point Aquarius Property Owners Association
Board of Directors' Meeting
Thursday September 14, 2023

Board Members Present:

- Tammy DeVine, President
- Brandi Burke, Vice President
- David Sellers, Treasurer
- Brenda Wendt, Secretary
- Roland Morgan
- Rick George
- Robert Stratton

Board Members attending virtually:

- Sarah McDowell
- James Bishop

The monthly Board of Directors Meeting was held at the Community Center and online via Microsoft Teams. Tammy Perry and Susan Hamelin of the Investment Management Company were present.

Executive Session

- Deed Restriction/Violations/Collections
- Move to open session providing a summary of action taken.

Reconvened to Open Session

Regular open Board Meeting called to order by Tammy at 7:09 pm and a quorum was established.

- Tammy recapped the Executive Session, reviewed deed violations, certified letters, and contract.
- Secretary Report – Brenda reported minutes were approved via email and were posted immediately to our website.
 - Via email, motion made by Brenda to approve August minutes, seconded by Rick, and passed unopposed.
- Financial Report for August 2023 – David recapped the financial report.
 - Motion made by David to accept the August 2023 Financial Report, seconded by Robert, and passed unopposed.
- Office Report – Tachus will be performing maintenance tonight 12am to 6am gate guard will have not internet or phone service. Backup cell is available for calling residents.
- Presidents Report – Tammy reported on the capital improvement items to include areas from FM1097 to guardhouse and office area. The improvements will include landscaping, lighting in flower beds, adding new irrigation, new entry monument, painting structures to match entrance monument, new fencing on entry and exit side from 1097 to Guard Office, and two towers repaired to match entry. Additionally, dry storage clean-up, road base, and space alignment, as well as marina spillway repair.

Standing Committee Reports:

- **Ponds, Commons and Flags**
 - Tammy reported Willis has experience two months of above average temperatures. 45 days of 98 degrees and above. No moisture, until today. I have been in contact with a resident who owns a water truck to water green spaces. Last week, I spoke with the MUD about using water from PA fire hydrants but found two obstacles to overcome; burn ban in place so water is saved and needing a meter to calculate the gallons need for PA Blvd. Unfortunately, we had a pump burn up at the marina and aquatic life chewed up the fountain at Gemini. New pump arrives tomorrow and

repairing the fountain on the Blvd. Pump was turned off because of the water level in the Estates
Algaecide was added.

- **Communications**
 - Brenda reported communication for road repairs sent between meetings.
- **Marina**
 - Rick reported there will be meeting with the Marina committee to address issues, if any slip owners wish to attend, all are welcome. They will discuss issues with the marina and how to address them and the upcoming budget for 2024 will have a report by the October meeting. Tammy wishes to thank Rick for the completion of the docks on Pegasus as it looks amazing.
- **Dry storage**
 - James online, Tammy reported the dry storage will begin cleaning out junk.
- **Entry Gate/Guardhouse**
 - Roland reported following up with the officer said about solicitation. Residents need to let the vendor know there is no solicitation is allowed if they come to their door or approach them. We have a stop sign at the entrance, so stop and wait to enter. We have not had any incident reported this past month.
- **Pools and Recreational Areas**
 - Robert reported had issues with the gates of the pool side and it has been repaired.
- **Roads**
 - Brandi reported the work on Orion is complete. Jay has been painting the speed bumps for some time now, and we think that we have them all. If you believe that we have missed one, please send an email to papoaroads@gmail.com or call Susan at the office. We started sealing some cracks that were forming in the roads due to the drought. We were scheduled to begin work on Lake Vista, but the road guys had some equipment issues. We do not have an answer yet on when they will be returning, but we will keep you updated. We coordinated with the MUD to make repairs to the curb inlet on PA Blvd. & Pegasus. The speed bump on PA Blvd. and Antares was finally reinstalled. The speed bump at PA Blvd. and Constellation was damaged by the MUD several months ago when they were making repairs to the line. The MUD has finally replaced the damaged speed bump to a standard height of 3" according to the US Department of Transportation, National Association of City Transportation, Spectrum Association Management, and various other cities across the state. As of this year we have sealed 90,000 sq. ft. of asphalt, replaced 10,000 sq. ft. of asphalt, replaced 4,500 sq. ft. of cement, replaced 200' of curb, and 48,000 more sq. ft. of asphalt is to be replaced by the end of the year.
- **ACC**
 - Larry Vaslet reported that there were 38 packets turned in. 1 gate, a gutter, 11 generators, 4 roof replacements, patio, walkway and driveway, storage sheds, and 7 new homes.

New Business

- Budget 2024 – David presented the Budget for 2024. Considering that we had no assessment increase during 2023, he proposed an overall increase of 18% for the 2024 Operating Budget which brings us to \$1.347 million. This includes the roads at \$350,000 and \$100,000 for Marina Spillway maintenance. This requires a change in the annual assessment fee from \$1,110.00 to \$1,350. We will continue to give a 10% discount for those who pay in full by 1/31/24. Motion for the 2024 Operating Budget, Annual Assessment to increase \$1350.00, Dry Storage to increase to \$360, and the Community Center rental fee of \$300 was made by David, seconded by Brenda, and passed unopposed.
- Drainage dirt work – Tabled awaiting additional review by engineer
- 2024 Marina Spillway – Tammy reported we will have an engineer come out to evaluate the spillway, if the spillway needs to be redone, and the cost of repairs.

- Pools – Robert reported moving on with a new pool cleaning company Blue Water. We had several bids, but most were residential pool companies. Motion made to terminate CNR contract in October and start a new contract with Blue Water in November by Robert, seconded by Brenda, and passed unopposed.

Old Business

- Budget review
- Website
- Resident request on combining two lots, we have signed the letter of approval
- Constellation drainage dirt work
- Speed bump Constellation
- ACC generators and fines - tabled
- PA Entrance Plan Cap EX review
- Motion was made by Brenda to add the Estates wall repairs back on the old business, seconded by David, and passed unopposed.

Confirmation of actions taken between the Board Meetings

- Design of Front Entrance from 1097 to the Office area: Email motion to approved design plan and begin the bidding process, seconded, and passed unopposed.
- Request to combine two lots in section 3: Email motion to allow a resident to combine two lots into one, PA section three, seconded, and passed unopposed.

Open Forum Residents

- Volunteers Needed: if we are going to continue having a marquee with messages, we will need volunteers to maintain it as the Womens' Club will no longer be maintaining after this year
- Gate Key: Residents offered to host class to help residents learn how to set up and use Gate Key as we need all residents to clean up permanent list at least annually for the security of our neighborhood
- Finance/Budget: Thank you, board, for being willing to increase annual assessments to improve our neighborhood
- New Bus Routes: Jr High and High School kids only being picked up on Blvd now so please watch for kids, especially early in the morning when still dark
- Budget: question on how much road repairs get done annually
- Chili Cook-off: November 11th at the Community Center hosted by the Womens' Club
- Halloween Costume Contest: October 31st at 6pm @ the Community Center; don't forget to drop off bags of candy at the office

Adjourn the Meeting

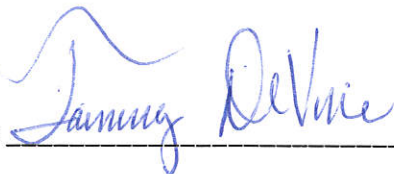
- Motion was made to adjourn the Meeting 8:25 PM Brenda, seconded by David, and passed unopposed.
- Open Board Meeting adjourned at 8:25 PM

Submitted by: _____



Brenda Wendt, Secretary

Approved by: _____



Tammy DeVine, President