

PALMER POINTE HOMEOWNERS ASSOCIATION

Board of Director Meeting Minutes

Meeting Date: October 9th – 8:30 AM

The meeting was called to order by Thomas Gehlbach at 8:30 AM. In attendance were directors Aaron Franks, Sara Bryan, and Thomas Gehlbach. No representatives were present from Community Development, Inc. No home owners were present – This was an organizational meeting with the purpose of officer election and budget approval.

The Board's first action was to elect officers and determine term lengths. The following are the results:

<u>Board Member</u>	<u>Office</u>	<u>Term Length</u>
Aaron Franks	President	One Year
Sara Bryan	Vice President	One Year
Thomas Gehlbach	Secretary	One Year
Thomas Gehlbach	Treasurer	One Year

Treasurer's Report

The Board of Directors received and reviewed the 2015 proposed budget.

The board approved the proposed budget with the following modifications/conditions:

- The board agreed to re-bid Landscape and Irrigation. Final selection of Landscape and Irrigation contract will be at or less than the proposed \$13,496.
- The board agreed to set the denominator for purposes of the annual assessment at 54 residences. This considers open lots, and contingent offers. Annual assessment is \$1555.
- Board agrees to move \$1000 total from Requested services budget items, (\$500 from 51950 and \$500 from 55500) and establish a budget item for Ice Rink grooming and Website maintenance.
- Board agrees to continue the full service contract with Community Development.
- The board agrees to approve the budget with \$83,984 in revenue and expenses for 2015.

Management Report

None

Committee Reports

None

Unfinished Business

of Docks
Day Docking

Dock Services

The board will invite the boat slip owners to a future board meeting.

Palmer Pointe stickers for on street parking

Architectural Review Process

New Business

None

Action Items

Issue	Owner
Clarify Collection Policy	Thomas Gehlbach
GL Code creation and Vendor Payment Process	Thomas Gehlbach
Clarify for homeowners payment method for HOA fees	Aaron Franks
Solicit Pulte Association Warranty Issues	Sara Bryan
Bid Landscape	Aaron Franks
Parking lot easement clarification	Aaron Franks
Draft initial communication to homeowners regarding board elections/ clarify roles and responsibilities	Thomas Gehlbach
Discuss meeting location and timing and expense with Community Development	Thomas Gehlbach
Schedule Website Review	Aaron Franks/ Aaron Fruit

A motion was made to adjourn the meeting. The motion was seconded and voted upon. The Board unanimously agreed and the meeting was adjourned at 10:41AM

Thomas E Gehlbach

Signature

Secretary/Treasurer

Its

11.10.2014

Date