

PALMER POINTE HOMEOWNERS ASSOCIATION

Board of Director Meeting Minutes

Meeting Date: February 16, 2017

The meeting called to order at 6:00 PM. In attendance were directors Jessica Hennesy, Don Dow, and Thomas Gehlbach, and Angela Bell (Associa MN),

NEIGHBOR FORUM: (Jeff Post, Damian Young, Karyl Haskell, Aaron Franks, Nancy Dow, Ryan Bigot)

- No topics raised

MINUTE APPORVAL

- Minutes from 9.27.2016 meeting approved and signed. Minutes to be posted to www.Palmer-Pointe.com

COMMITTEE REPORTS

- Dock – a dock committee meeting is scheduled for 3/6/2017. The primary topic will be water and power access. Report to board following meeting.

OLD BUSINESS

- Adding Docks and Boat Slips – a high-level 4-phase project plan was reviewed. The board agreed following the 4-phase plan would allow adequate opportunity to review and provide full transparency to feasibility study results, budgeting, revenue generation, sales process, and ultimately the build. Each phase will require report review and decision by the board. The board agreed to charter a committee to follow the project plan.
 - Tom Gehlbach will contact Gregory Nybeck (past LMCD Executive Director) to explore consulting on the project
 - Angela Bell will draft an official charter for the team
 - The Board of Directors will review and approve charter and then solicit volunteers to work the project.
- Bathroom Repair – bid will be completed after locks are rekeyed. Bid for mold abatement will be circulated to the board for approval via email.
- Patio Furniture – board rejected Go Get Fred estimate – Board President and Vice President will research other options and send suggestions to Angela for further investigation
 - Seeking more appropriate bids for replacement of rockers in gazebo, two umbrellas and stands and likely two additional loungers for pool.
- Weed Abatement – board agreed to submit application for weed pellets as a contingency plan. Board is still pursuing Weed Thrusters, but awaiting Dock and Lift certification as an authorized dealer.
- Spring Walk through – Don Dow and Angela Bell Scheduled for May 3 at 10:00 AM
- Capital reserve Review – board agreed to proceed

NEW BUSINESS

- Board Roles – clarified Associa as primary contact for all resident issues – this will allow for tracking, triage and trend monitoring
- Key Fobs – no change to process at this time
- Draft Resolution – The Board agreed to issue a resolution, rather than an amendment change, to address the concerns over boat trailer storage at the beginning and end of the season. The proposed resolution language is:

During the three weeks commencing in the spring when the official “Ice Out” is declared for Lake Minnetonka, and the three weeks commencing in the fall when the Palmer Pointe docks are removed from the water, if a homeowner is storing a boat or boat trailer on their driveway for more than 48 hours, they can request an exception from Associa to store the boat or boat trailer for up to but not exceeding one week.
- Go To Meeting – board agreed to utilize the Go To Meeting web format for the next meeting. Instructions for telephonic or web access will be distributed to the homeowners.

TREASURER REPORT

Financial packet approved as submitted.

MANAGEMENT REPORT

- ARC – one application conditionally approved for new home construction

Action Items

Issue	Owner
Marina Committee Charter	Bell
Secure Mold Abatement Bid and circulate	Bell
Research Alternative Bids for patio furniture	Hennesy/Dow

Contact Nybeck	Gehlbach
Draft resolution language	Gehlbach

The meeting adjourned at 7:13 PM

Next meeting April 18, 2017.



Signature
Secretary/Treasurer
2.16.2017