The Pointe CUOA BOD Meeting

# Meeting Minutes

# 4/6/19

## Opening

Steve Goff -Established quorum

The regular meeting of the The Pointe CUOA BOD Meeting was called to order at 9 am on 4/6/19 in Eastlake Room by Steve Goff. Steve thanked the Owners for their attendance and expresses the goals of the BOD working to improve The Pointe as a whole.

## Present

* BOD – Steve Goff, Jack Parker, Tommy Esarey, Jodi Campion (Phone), Mary Lou McDonald
* Owners- CW & Sheryl Holbrook, Andy & Kay Porter, Ken & Sue Porter, David & Diana McCray, Deborah Burns, Randy & Reida Perkins, Karl Leonard, Mike Johnston, Mike Kirkbride, Stan Bryant, Stacey & James, Debra Gatto, David McGraw, Debbie Brassell, Phil Foster.
* Invited- Lee Merritt RLM Associates

## Approval of Minutes

* Jack Parker made motion to approve February 16th meeting minutes
  + 2nd by Tommy Esarey
  + All were in Favor

## Ratify Board actions taken by email. (unanimous email vote)

* Storage trailer for Dean
  + Tommy Esarey made motion to approve
  + Jack Parker 2nd
  + All were in favor.
* New locking system for all units at The Pointe
  + Jack Parker made motion to approve
  + Steve Goff 2nd
  + All were in favor
* Painting of tables and chairs (Common area outdoor furniture)
  + Jack Parker made motion to approve
  + Tommy Esarey 2nd
  + All were in favor

**Committee Updates**

* **Financial – Lee Merritt**
  + Lee gave update on financials; Lee is still working on the information that was given by Community Group. Lee was positive about budget VS expense
* **Maintenance and Beautification – Mary Lou McDonald, Jodi Campion**
  + Mary Lou gave details on the quotes for carpet replacement in buildings 2 and 3. More investigation to follow. Jodi had comments about doing all the carpet at one time. Steve commented on the need for the lobbies.
* **Communication (Website & Facebook) – Jack Parker**
  + Jack talked about the website information updates and being easier to access
  + Jack Parker is looking into an owner forum and has a beta available to test
  + Questions from owners about website, apps and receiving updates.
  + Owners Area website: pointepoa.org Password: pointe@ML2014
* **Contracts – Jack Parker**
  + Meeting with RLM on contracts.
* **Scheduled Maintenance Projects**
  + First responder and Sheriff walk through
  + Fire sprinkler testing
  + Duct sensor inspection
  + Wall and fence repair
    - Tommy Esarey made motion to repair, Jack Parker 2nd, All were in favor.
  + Lobby ceiling repair and paint touch up and bumpers
    - Tommy Esarey made motion to repair, Steve Goff 2nd, All were in favor
  + Luggage Carts
    - Tommy Esarey made motion to purchase new carts not to exceed $2500, Jack parker 2nd, All were in favor.
  + Breezeway Electrical and Lighting
    - Jack Parker made a motion to install, Tommy Esarey 2nd, All were in favor
  + Building 3 rear gravel bed.
    - Jake Parker made motion to install, Steve Porter 2nd, All were in favor.

**Old Business**

* **Bylaws Change**
  + Steve Goff spoke of the update on the changes and that we have enough votes and the bylaws are being processed. Steve Moriarty still working on the final details. Updates to follow
* **Sale of Front Desk**
  + Steve Goff spoke of it being on track to close next week.

**New Business**

**Comcast Service.**

Jack Parker to Chair Committee for easement.

**Security Committee Update – Tommy Esarey**

* **New Lock System**
  + Tommy Esarey presented information on upgrading the owner door locks
  + Contact has been made with the Saflok project coordinator
  + Database is being programmed
  + Update to come out on 4/15/19
  + Showed demo lock with card, wristband, key fob options
  + Steve showed the multitude of unidentified keys and discussed the missing master keys, reinforcing the need for the new system.
  + Tommy Esarey showed the punch code spare key box to give back up access to the units.

**Owners Forum**

* **Topics of discussion**
  + New locks, question about locks and how they work.
  + Financial questions, Contracts, Front Desk Closing, House Rules, Owners forum
  + Comments about access of the new locks on the Amenities
  + Comments to board about lack of response to emails, Steve Goff showed email train where the BOD had responded.
  + Comments about adding more BOD members
  + Questions about lock accessory pricing, Tommy Esarey commented that pricing would be sent out in an update.
  + Questions about contract with CALM for lock management.
  + Comments about importance of 1st responder access to the Pointe
  + Questions about the app program to open locks – Tommy Esarey to send out updates
  + Questions about battery life and CALM replacing them on a schedule.
  + Questions about data collection from locks- only done upon request. Data is not collected by CALM
  + Questions about getting replacement keys if lost- CALM will provide them
  + Questions about after-hours key access – 24 hour answering service can address.
  + Comments about CALM being on the BOD, Steve Goff responded that there was no conflict
  + Comments on the need for consistency of lighting color.
  + Comments about the cost sharing of the locks and concerns about various fees for services
  + Comments about the liability of the lack of access to 1st responders and the need for the new system.
  + Questions is the BOD had compared the costs of re key VS new system, - Yes, the board has taken that into consideration.
  + Comments from an owner wanting to be in control of the lock system – Steve Goff addressed the importance have having one type of system that is properly managed.
  + Comments about the CALM rental and services program – Tommy Esarey answered.
  + Steve Goff gave his contact info out to owners present at meeting.
  + Comments thanking the BOD for the work that has been put in to the projects.

**Adjournment**

* Jack Parker made motion to adjourn meeting
  + 2nd by Tommy Esarey
  + All were in favor

Minutes taken by: Tommy Esarey (BOD Secretary)