

Beacon Pointe POA - Board of Directors

March 23, 2024

Meeting Agenda	
I. Call to Order	<ul style="list-style-type: none"> 9:00 am call to order. Bobbi, Sherri, Dale and Ann present. Kevin was traveling and excused.
II. Approve Minutes	<ul style="list-style-type: none"> Sherri sought approval of prior BoD minutes. BoD approves unanimously. Discussion was had regarding POA Annual Meeting minutes. The BoD reached consensus on the following: <ul style="list-style-type: none"> Annual POA Meeting minutes will be sent to homeowners within a month. Homeowners will have 2 week period to provide comments, after which time the minutes will be ratified by the BoD. Annual meeting minutes will be posted on the Beacon Pointe Website, which is currently under construction. BoD minutes will also be posted on the website.
III. Old Business	
<ul style="list-style-type: none"> Clubhouse Restoration and Improvements 	<ul style="list-style-type: none"> Sherri reported the project is complete and all bills are paid.
<ul style="list-style-type: none"> Contractual Services Updates 	<ul style="list-style-type: none"> Brad from Surecut confirms pricing will be the same this year, precluding major gasoline price increases. His company merged with Paradise. Spring clean-up will happen before end of March. Playground mulch will be refreshed and new top dressing applied to specific spots in April. Sherri will be working with Brad and the Landscape Cmtee. Consideration given to putting rock around hedges at Clubhouse instead of mulch, which would last longer and require less paid labor. Steve's pest control- Bobbi will confirm the contract covers April – Oct 2024. Vaughan pool company is contracted for 2024 (April – October). Pool opening is scheduled for April 15. Bobbi will confirm pool opening date. LOZ dive continues to do monthly inspections of the docks. We need 1 new cable based on last inspection; will switch cable to stainless steel. Will gradually switch out cables on main channel to SS as replacements are required. Wench handles for dock cables were removed to prevent individuals from adjusting them.
<ul style="list-style-type: none"> Ameren Permit for Wave Break 	<ul style="list-style-type: none"> Sherri, Kevin and Brent Simpson have the Permit process underway. Jeff Greene remains engaged and facilitating progress. Paid Ameren \$1000 for permit, paid Modular \$1600 for engineering work. We paid Modular a 10% down payment. Next installment is due once we have received the permit and Modular notifies us they have begun manufacturing.
<ul style="list-style-type: none"> Architectural Review Committee 	<ul style="list-style-type: none"> Sherri confirmed all active and permitted building projects are progressing per plans.
<ul style="list-style-type: none"> Farmers Insurance 	<ul style="list-style-type: none"> Bobbi provided an update on the insurance status regarding premiums and claims. Dock Committee/Greg to investigate if additional bracing would help keep tiles in place. Dates for dock volunteer work forthcoming. Bobbi will take steps to validate that dock sublessees are aware of the lessee rules and know who to call if they see problems on the docks. Bobbi to find out when the water will be turned on at the docks; Marla will include info in the next Newsletter

<ul style="list-style-type: none"> Capital Reserve Funds 	<ul style="list-style-type: none"> Separate Capital account will be set up next year, beginning with the 2025 Annual Assessments; this year all the money is committed, so no there is no need to create the account yet.
IV. Financial Report	<ul style="list-style-type: none"> All assessments received; outside of insurance being paid, there were no other extraordinary or large expenses.
V. New Business	
<ul style="list-style-type: none"> Landscape Committee and Work Date 	<ul style="list-style-type: none"> Landscape committee (Mike and Bill) to announce upcoming landscape work date. They will submit suggestions for the plan they want to execute. Dale will procure the chemicals he needs to do the spraying throughout the summer.
<ul style="list-style-type: none"> Dock Committee and Work Date 	<ul style="list-style-type: none"> See comments above- Greg will continue to spearhead; Doug Happel volunteered to assist, but no other volunteers have come forward.
<ul style="list-style-type: none"> Website for POA 	<ul style="list-style-type: none"> Bobbi set up a website up that will have drop downs for minutes, news letters, financials, calendar, announcements, Facebook connection, etc. Will cost \$200 a year to maintain. Bobbi to explore setting up access controls. We want to restrict this to Beacon Pointe owners only. Ann to explore setting up Google docs site for BoD repository.
<ul style="list-style-type: none"> Additional Maintenance Items 	<ul style="list-style-type: none"> Steve Lebofsky's son has signage company who is willing to provide us with a quote to replace broken letters. Ken and Marla volunteered to be on a sign committee. We need broken letters replaced and a quote on tuckpointing the sign monument. Mike K to set up landscape zones/assignments to committee members so ongoing maintenance occurs Stephanie ordered annual flowers for planting BoD investigated a complaint of a fallen tree near a BP POA owned lot, adjacent to Emerald Lane. It was determined that the tree was not located on a BP POA owned lot. BoD is considering taking proactive measures to locate property pins to help clarify future issues. Ann and Bobbi will investigate further. Ken O provided a list of suggested maintenance items. BoD to explore setting up formal Pool and Other Committees to address annual issues like: <ul style="list-style-type: none"> Paint pool railings Install new hooks for pool net pole Fix broken cement around the pool Caulking the deck joints around pool Put pool furniture back out – select date Shoring up hillsides where required Power washing the retaining walls/decorative stone
VI. Other Business	
<ul style="list-style-type: none"> Items Submitted by Property Owners 	<ul style="list-style-type: none"> Jeff C suggested we reseal the parking lot
<ul style="list-style-type: none"> Bluetooth thermostat and water monitoring in the clubhouse-- requires a WiFi access point/internet connection 	<ul style="list-style-type: none"> Dale to investigate our available internet/WiFi options Ann to donate a Ecobee thermostat if we go this way
VII. Adjournment	<ul style="list-style-type: none"> 10:19am meeting adjourned