

Pointe at Beckett Homeowners Association
Board Meeting Minutes
February 27, 2024
8464 Old Shaw Way
West Chester, OH 45069

- I. Call to order - 4:03 PM

- II. Attendance:
Board Members - Cindy Hayden, Thelma Spasov, Gail Niederlehner,
Connie Caruso
Property Manager - None
Homeowners - None

- III. Approval of Minutes - Approved by all

- IV. Reports:
Treasurer
 - a) Reviewed income statements for the year - discussed some discrepancies
 - b) Still have not received copies of Duke and Butler County Water and Sewer bills - Gail will try to get copies from Association Administrators
 - c) Collection policy will remain the same for all homeowners. No exceptions \$25 late fee per month
 - d) Delinquent accounts have been followed up via e mail. If still no response, Lynn will put a notice at their front door.
 - e) 2023 taxes are being worked on with management company- they will finish soon
 - f) 2024 block party - Thelma will follow up with Megan McGill
 - g) No current home improvement applications or violations

- V. Current Business:
 - a) Front walls- need mortar, tuck pointing and repairs - will address at next meeting. To be done in warmer weather.
 - b) Landscaping - Bill Lendl will talk with Kissel about Spring work
Bill has a plan for pruning trees on the island. He also had a meeting with another company about landscaping the big walls. No plan yet.
 - c) Security cameras - Lakota will put a camera in. Probably on the big pole.

VI. New Business:

- a) Lease Agreement - Lynn is working on this. Letter in mail first?
Then door to door?
- b) New Improvement Application- Lynn working on this
- c) Touch up paint on metal - Cindy will ask art teacher at her school,
Connie will ask Sherwin Williams for references
- d) Neighborhood Watch Signs - Cindy will check with West Chester
Township

VII. Update on Association Administrators contract agreement with our HOA:

Debi and her partner both have personal family issues. They sent a list of what they are able to help us with at this time. We discussed and decided that we would take over all the financial work. Possibly turn it over to a book keeping service or accountant. New fee will be \$300 per month. Gail will follow up with a new list of services.

Adjournment: 5:26 PM

Next Meeting - Annual meeting March 25, 2024- 7:00 pm - Bill Lendl's Office