

Pointe at Beckett Homeowners Association
Board Meeting Minutes
November 20, 2023
6106 Tennyson Drive
West Chester, OH 45069

- I. Call to order: 4:03 PM
- II. Attendance:
Board Members - Thelma Spasov, Gail Niederlehner, Cindy Hayden,
Connie Caruso
Property Manager - Debi Nash
Homeowners - None
- III. Approval of Minutes: September 26, 2023- Approved by all
- IV. Reports:
Treasurer
 - a). \$22,000 at Kemba in long term savings, \$12,000 CDs at Center Bank-
\$34,000 in reserves
 - b). \$18,000 is the total amount budgeted outside of normal operating expenses
based on 2024 annual fees remaining the same. Total available outside
of normal operating expenses, including dollars remaining from 2023
is around \$50,000, of which \$20,000 is planned to be held for emergency
reserves.
 - c). An Improvement Application fee was inadvertently charged to homeowner
of \$15. We do not charge that - Association Administrators will refund
 - d). A trip charge was applied by Association Administrators for maintenance
We will no longer be charged
 - e). Electric was turned off at entrance because bill wasn't paid - there was a
disconnect between Towne Properties and Association Administrators- this
is being resolved
 - f). An automatic clearing house will be set up for paying vendors through
Center Bank for regular expenses. Debi will get set up info to Gail
 - g). There will be a portal set up for automating annual invoices through e mail
and for e mail blasts, text messages. December 1 an e mail will go to
homeowners explaining the portal. A \$50 per month fee will be charged
to maintain
 - h). Collection policy will be sent to homeowners with budget and fees
- V. Budget - Gail updated 2024 budget to reflect what she anticipated it
to be, Board reviewed, Association Administrators made some changes,
Board agreed
- VI. Social Committee - Nothing new
- VII. Current Business:
 - a). No current outstanding home improvement violations
 - b). Front walls- Caps look great, all brick is sealed, mortar repairs are
extensive and very expensive - will readdress in the spring with Werling
 - c). Security Cameras - may consider fake cameras and signs - too expensive
School should be pursued again for help - Neighborhood Watch signs??
 - d). Proposed Lease Agreement for rentals - still in the works

- e). Kissel - under contract for. 2 years, need to pay. Fall landscaping will be cut back.
- f). Debi will provide Gail a copy of large water and gas/electric bills.

VIII. Adjournment- 5:32 PM

IX. Next meeting - Tuesday, February 20, 2024 4:00 pm
Annual Meeting - Wednesday, March 6, 2024