

The Pointe at Beckett Homeowners Association
ANNUAL MEETING
Monday, March 25, 2024 @7:00 PM
Raymond James Building
West Chester, OH. 45069

1. Call to Order - 7:08 PM
2. Attendance:
 - a) Board Members: Thelma Spasov, Cindy Hayden, Gail Niederlehner
Connie Caruso
 - b) Property Manager: Debi Nash
 - c) Homeowners: Bill Lendl, Kimberly Bailey, Dennis Caruso, Daniel Schuler
3. Approval of 2023 Annual Meeting - Approved by all
4. Election of New Board Members - Three positions were open. Gail Niederlehner and Cindy Hayden were re-elected. Kimberly Bailey was elected to the third open position.
5. Board of Directors Reports:
 - a) Our largest expense is weekly lawn and landscaping, bed maintenance and watering. Homeowner Bill Lendl believes the HOA has a fair and reasonable contract with Kissel, our landscaper, for this work. There is work Kissel doesn't do that needs to be done now, such as pruning and cutting back of bushes. Bill and Dennis Caruso volunteered to complete this work.
Other major expenses: metal caps on walls, brick cleaning and sealing, tree maintenance due to storm damage, landscape lighting repairs, minor updates to landscaping.
 - b) Maintenance and improvements planned this year: paint refresh on large metal signs, brick mortar repairs. A security camera will be installed by Lakota Schools to prevent vandalism.
 - c) There is an updated Home Improvement Application to be used for all home and property improvements per HOA architectural standards. As of this date, the Board believes all homeowners are in compliance.
 - d) Due to unforeseen personal issues incurred by both the founder and managing partner of Association Administrators, the Board has recently been informed our property management agreement with AA will be terminated effective April 1, 2024. The Board will address future actions regarding property management at the next quarterly board meeting

Treasurer:

- a). Over the past year we have changed property managers. Towne Properties previously hired large commercial companies to do our upkeep. We have now begun to contract directly with local vendors, which has saved us a substantial

amount of money. Because of this we have been able to maintain HOA dues at the same rate.

- b) As of March 20 there were two homeowners who have not yet paid their 2024 annual dues.
- c) Reserve funds have been invested in Certificates of Deposit. Towne Properties did not invest our funds. In the past year we have earned almost \$700 in interest.
- d) There is approximately \$20,000 in reserves. This is to be used for emergencies only.
- e) At the end of 2023 there was approximately \$15,000 in short term reserves. This will be used for projects in maintaining and improving our common area entryway.

New Business:

- a) The Board will be amending our Homeowners Lease Agreement and Solar Panel Policy. We must adopt a new policy to be in compliance with new State of Ohio laws.
- b) A homeowner in attendance suggested posting our quarterly and annual meeting notes on the Pointe at Beckett website.
- c) It was also discussed that our quarterly Board meetings be posted on the website in case a homeowner wishes to attend.

Adjournment: 8:18 PM

Next Meeting - To Be Determined