

**DRAFT MINUTES**  
**WEST CAMPUS POINT OWNERS' ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING AGENDA**  
**Friday – January 6, 2017**  
**9:00 am**  
**928 West Campus Lane**

Present:

Homeowners: Dorothy Gonzalez

Board Members: Kary O'Brien – President, Deborah Fygenson, Vice President, Anna Spickard – Treasurer, Casey Walsh – Secretary, Inga Bjornsdottir – Member at Large  
Property Manager: Dave Russo

- I. Meeting called to order 9:05am
- II. Requests by Homeowners in Attendance – none
- III. Approval of prior meeting minutes (11/14/16; 11/19/16)

The Board approved as amended the minutes of 11/14/16.

Amendment 1: MGM Landscape Maintenance Company presented Board with a one-year contract to be signed; if not, MGM no longer provide landscape services

Amendment 2: Bartlein proposed increase in monthly assessment; discussed and not approved by Board.

- IV. Treasurer's Report, Anna Spickard  
December, 2016:

Total Income is \$449,263.52 YTD

Operating Expenses are \$325,281.37 YTD

Reserve Expenditures are \$54,532.21 YTD

Total Expenditures are \$379,813.58 YTD

Transfer to Reserves are \$90,957.74 YTD

Transfer from Reserves are \$55,000 YTD

Operating Account \$5,000- end of month

Total Assets are \$890,176.12 YTD

Discussion of Financial Sheet

Dave Russo stated that 2016 actual operating expenditures exceeded budgeted operating expenditures by \$10,500 and would need to be repaid. Possible methods for repayment include; (1) Raise HOA dues, (2) Special Assessment, (3) Loan, (4) Reduce 2017 Operating expenses.

Board unclear about this need to repay operating expenses given actual revenue in 2016 exceeded operating expenses.

A motion was made to have Kary and Anna meet with WCP Accountant, Michael Gartzke to discuss this. Seconded, and unanimously approved.

The Board accepted Treasurer's Report.

V. MANAGERS REPORT, Dave Russo

1. Cleaning Company increasing fees 4/mo. (bathrooms and kiosks)
2. Solar inspections announced

VI. OLD BUSINESS

1. Remove 950s landscape project completion/remediation from agenda (already done)
2. Move item #2 "Landscape Service Contracts" to executive session
3. Parking issues
  - a. Towing sign – 100 dollars for a new sign
  - b. "keep right" sign: create one sign with 'keep right' and picture of 'island' – 100 dollars
4. Draft Maintenance Guidelines
  - a. Deferred to next meeting

VII. NEW BUSINESS

1. Palm Plaza barbeques
  - a. Replaced 2 so far; one was bad
  - b. Discussion of whether new barbeques were like old ones
    - i. Dave: same manufacturer (Pilot Rock – model P1000S), closest model to previous
    - ii. Kary: not of the same caliber
      1. New one (P1000S) does not include the shelf

A motion was made to further examine the model and add the shelf so that 3<sup>rd</sup> and 4<sup>th</sup> BBQ are exactly like the previous ones that are being replaced, Seconded, Unanimously approved

2. Playground Equipment Stairs
  - a. Stairs that were newly installed are not like the ones they replaced and not good for the 2-3 year olds the playground was designed for.

A motion was made to have Dave Russo ask original Playground Manufacturer for stair options appropriate for ages 2 – 12 years. Seconded, Unanimously Approved.

3. Landscape Architect Designer – strike from agenda
4. Leak Remediation Loan and Payments
  - a. Gail wanted this to be paid twice a year
  - b. Dave supposed to ask Rose Peterson to bill us on time twice a year, and save some interest, but didn't happen in 2016, and HOA had to pay interest
  - c. Propose a meeting with Gail to explain this more
  - d. Move to old business
5. Committee Appointments
  - a. Landscape Committee:

A motion was made to create a single landscape committee incorporating both landscape maintenance and landscape redesign, with members Inga Bjornsdottir, Dorothy Gonzalez, Dominique Jullien, Kary O'Brien (chair), Julie Rodgers, and Paul Spickard, Seconded, Unanimously approved.

6. Minutes on Website - Moved to next meeting
7. Community website issues - Moved to next meeting

8. Estimate to replace pool area lights - Moved to next meeting
9. Green Waste dumpster/bins. Linked to the question of the landscape company and moved to Executive Session
10. Review major repairs/replacements anticipated for 2017 - Moved to next meeting
11. Deck inspections - Moved to next meeting
12. Items for newsletter and future agenda - Moved to next meeting
13. Next meeting scheduled for Feb 9, 6-8 pm, unit 925

VIII. HOA Board Meeting adjourned at 11:20am

Minutes submitted by Casey Walsh, Board Secretary