

SpringPointe Home Owners Meeting Minutes

November 16, 2022

Call to Order, Roll call and Establish of Quorum

- Meeting called to order at 2:00PM by Vice President Mitchell Koentopf
- Present: Vice President Mitchell Koentopf, Secretary Jim Erwin, Directors Phil Vande-Riet, Bob Waldorf. Rod Sundsted communicated via phone
- Mitchell Koentopf agreed to take over the position of President until the annual meeting. Rod Sundsted motioned to approve Phil Vande-Riet 2nd All approved

Minutes of previous Board Meeting:

- Motion to approve the minutes as submitted. Jim Erwin Motioned 2nd by Phil Vancd-Riet
All approved

Presidents Remarks – Mitchell Koentopf

- Our previous President Jim Armstrong and his wife have moved out of SpringPointe. Mitch wanted to thank him for being President.

Treasure's report-Rod Sundsted

- Current reserve is \$130,000. Our operating budget so far in 2022 is as expected. Any excess budget moneys will be put in to reserve funds for future repairs.
- 2022 had some unexpected drainage issues.

Architectural Committee-Mitch Koentopf

- One new request for a pony wall. Project was approved but is not yet completed.

Building and Landscape-Phil Vande-Riet

- two trees were removed using a new tree trimmer. Project was completed to homeowners satisfaction,
- There is still a drainage issue at a home on Via Rosaldo. The contractor that completed is not responding to our calls. Mitch will try contacting contractor again.

Green Valley Counsel- Bob Waldorf

- Next Green Valley Counsel meeting is November 17th.

Old Business- Rod Sundsted

- The issue of the original 8 unit and insurance needs continues. If these 8 units were to be covered under SpringPoints insurance all 8 owners would need to approve coverage. Advantage to homeowners would be less cost for there building insurance. Disadvantage to homeowner would be an increase in annual dues but cost should even out.
- In order to incorporate these 8 units changes would need to be made to our CCR's. Legal advice will be needed to make this change. Legal advice has been budgeted for 2023.

New Business- Rod Sundsted

- Our new insurance policy has increased by approximately \$3500 or approximately \$33 . roofs top.
- Beginning with 2023 dues all SpringPointe units will pay the same annual dues. This including the 8 original units. This will conform to CC&R (6.3.4) Uniform rate of assessment stating to be the same for all unit
- In exchange for the increase in dues for the original 8 units our SpringPointe insurance will be offered to these units
- Reasons for the premium increase in premium is because the value of all of our homes homes have increased by nearly \$4,400,000.
- In order to keep our reserves it was suggested that HOA dues increase by \$42 to \$620 annually.
- Jim Erwin made the motion to increases dues by \$42. 2nd by Phil Vancd-Riet Motioned passed
- Jim Erwin will work to get a social event for December14th at the clubhouse.

Next Meeting: December 14, 2022 at 2:00 PM at Clubhouse

Annual Meeting February 15, 2023 at Clubhouse

Homeowners Comments

- No homeowners commits

Meeting adjourned at 3:55 motioned by Jim Erwin 2nd by Bob Waldorf