

**POINTE SURFSIDE HOEMOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JULY 21, 2009**

**CALL TO ORDER:** The General Session of the Pointe Surfside Homeowners Association was called to order at 7:08 p.m. by Mary Whaley-President.

<b>DIRECTORS PRESENT:</b>	Mary Whaley.....	President
	Jenice VanAndel.....	Secretary
	Janet Cabourne.....	Treasurer
	Michael Carralero.....	Member at Large

**ALSO PRESENT:** Jan Standish, CCAM, Golden West Property Management

**HOMEOWNER FORUM:**

The following Homeowners attended the General Session of July 20, 2009: Judy Hicks, Tom Peirce, Jan McKinnon, Robert Garrison, Becky Jaffee, Tim O'Barr, Anne Gallegos, Reynold & Bonnie Johnson, Dennis Fairchild and Ellen Riley.

Questions/Comments made by the homeowners included: thank yous from Judy Hicks and Tom Peirce, door jamb on storage door missing from Jan McKinnon, antenna needs to be changed from Becky Jaffee and request for reimbursement of plumbing bill by Ann Galegos and special assessment from Dennis Fairchild.

**MINUTES:** A motion was made by Mary Whaley, seconded by Mary Whaley, and carried to approve the June 16, 2009 minutes as corrected.

**FINANCIALS:** A motion was made by Janet Cabourne, seconded by Mary Whaley, and carried to approve the Financial Reports for June 2009 as submitted (subject to audit).

**OLD BUSINESS:** Special assessment: The total for the wood repairs made by Lone Star Termite is \$343,665.00 of which 75-80% is attributed to unknown, unforeseen costs that were identified as structural and posed life safety issues. The Board discussed the amount and payment options for the special assessment to reimburse the reserve for this cost.

A motion was made by Mary Whaley, seconded by Michael Carralero and carried to assess 75% of the total cost of repairs or \$2,526.00 per unit with payment terms as follows starting Sept. 1, 2009:

- All up front
- 6 month plan
- 12 month plan

**NEW BUSINESS:**

A motion was made by Janet Cabourne, seconded by Jenice VanAndel and carried to close the Capital Source Bank account and deposit funds into operating account.

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A motion was made by Mary Whaley, seconded by Janet Cabourne and carried to approve Adrian's bid for installation of a plastic runner on clubhouse stairs.

A motion was made by Janet Cabourne, seconded by Mary Whaley to approve proposal # 29474 from Humburg & Associates to repair stucco at south side of pool perimeter wall for \$263.00.

A motion was made by Mary Whaley, seconded by Janet Cabourne and carried to approve proposal #29486 from Humburg & Associates to repair pool shower tile for \$410.00.

A motion was made by Mary Whaley, seconded by Jenice VanAndel and carried to approve proposal #29478 from Humburg & Associates to repair concrete sidewalk adjacent to unit A107 for \$580.00.

Tennis court lights are staying on past 10 p.m. Timers need to be re-set.

A form letter that will be sent to any owner requesting or reporting any problem that will put them on notice that if it is determined to be a homeowner's responsibility they will be liable to pay any charges incurred.

**ADJOURN:** There being no further business to discuss; the meeting was adjourned at 8:20 p.m.

**ATTEST:** Respectfully Submitted by:

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Golden West Property Management

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**APPROVED:** Chairperson of the Meeting / President of the Association

**SECRETARY'S CERTIFICATE**

I, Jenice VanAndel, the duly elected and acting Secretary of the Pointe Surfside Homeowners Association, do hereby certify under penalty of perjury that the attached is a true and correct copy of the Minutes of the Board of Directors meeting held July 21, 2009 as approved by the Chairperson and President of the Association.

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Dated

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Secretary