

The Prospector

Prospect Point Home
Owners Association

Volume 4, Issue 2

February 2010

Topics from December 21, 2009 Board Meeting

- * New lantern lights for buildings painted in 2008 & 2009 have been ordered and will be installed as soon as they arrive.
- * There are areas around the front and back lake that have erosion issues and we are in the process of getting additional bids.
- * We are still awaiting word regarding the City's possible contribution toward the drainage repairs at Dry Ridge and Prospect Point Drive. We have confirmed with Hendy Construction that the curb should not interfere with our repair.
- * A time frame for the removal of outside Christmas lights was discussed.
- * A work order was issued for the drainage issue at the clubhouse.
- * The reason for flags behind Lakepoint and Edgelake is due to Duke making repairs.
- * The board requested bids for lights along the sidewalks near the clubhouse.
- * A "No Littering" sign has been ordered for the area along Prospect Point Drive.

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December 21, 2009 Approved Board Minutes

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Vice President Bill Schunder.

ATTENDANCE: Reported by Jill Trame.

Board members present were Bill Schunder, Jackie Sawyers, Jill Trame, Margaret Gittner, Byron Wolfe, David Ritchie and Joe Marusin. Bryan Whitaker arrived late. Sally Zeidler was absent with notice. Bob Rentz of Rentz Management also attended the meeting.

APPROVAL OF MINUTES:

A motion to approve the minutes of the November 23, 2009, board meeting was made by Jackie Sawyers and seconded by Joe Marusin. All were in favor.

TREASURER'S REPORT: Reported by Jackie Sawyers.

Account Balances 12/21/09:

Checking	\$ 23,597.39
Reserve	\$153,474.76
Clubhouse	\$ 1,958.07
Trust Account	\$522,695.28
(market value)	
Storm Damage	\$ 30,647.15
TOTAL:	\$732,372.65

COMMITTEE REPORTS:

PROPERTY MANAGEMENT:

Reported by Bill Schunder. The Property Management Committee met on December 17th. In attendance were Board members Sally Zeidler, Bill Schunder, Jackie Sawyers,

and Joe Marusin. One homeowner, Katie Busching, was also in attendance.

* One application for replacement windows at 913 Outlook Ridge was approved. There was also approval given to amend the glass design from a November front door application at 1003 Stillwater Court since the original approved design was no longer available for order.

* Mr. Rentz's findings regarding the replacement of a deck railing at 2924 Vista Court were shared with the committee along with the letter sent in response to the patio issue at 2860 Cliffview Court.

* It was decided that additional notification needed to be sent regarding the change in garbage pick-up for the coming year. Notification will be hand delivered to all residents after the last Wednesday pick-up on December 30, 2009. A reminder will also be placed on the message board at the front entrance after the Christmas Holiday.

* Jackie Sawyers expressed a concern regarding the new curb that the city installed across from Dry Ridge Court and its possible interference with the newly installed drains. Mr. Rentz will be

asked to contact Hendy and check on this issue. She also expressed a concern regarding slippage around the back pond. Mr. Rentz will also be asked to assess this problem.

- * It was reported that Brian Laws fixed the Christmas lights and is willing to come back when needed if someone just calls him when they are not working.
- * The issue of satellite dishes was discussed. Homeowners are asked to complete an application which will not be denied as long as it is on their property. The homeowner is also responsible for the removal of the dish and repair of any surface damaged by its installation.
- * A homeowner had expressed a concern about the constant litter on Prospect Point Drive. He inquired about a possible "No Littering" sign. It was reported that there was a sign there at one time but no one knows what happened to it.
- * There were no agenda items presented for the December 21, 2009, Board Meeting. The meeting was adjourned.
- * The next Property Management Committee meeting will be January 21st at 6:30 p.m.

LANDSCAPE: There was no Landscape Committee meeting in December.

FINANCE: Reported by Jackie Sawyers.

DELINQUENT HOA FEES

Late fees (3)	\$ 75.00
Deck Assessments (2)	\$ 195.60
1 Month Late (23)	\$ 3,965.00
2 Months Late (5)	\$ 1,458.00
Collections (10)	\$ 5,311.40
Liens (4)	\$ 5,710.83
Foreclosure (2)	\$ 8,035.00
Bankruptcy (1)	<u>\$ 2,605.00</u>
TOTAL:	\$ 27,355.83

A motion was made by Jackie Sawyers and seconded by Byron Wolfe to foreclose on any units eligible for foreclosure. All were in favor.

OLD BUSINESS:

A Document Change Committee meeting was scheduled for January 20th at 6:30. The Committee consists of all Board members who wish to participate.

The status of the installation of coach lights on the painted buildings was discussed. Bob Rentz reported that the lights are on order and that Olympic has been given a work order to replace the old style lights as the lights are available.

NEW BUSINESS:

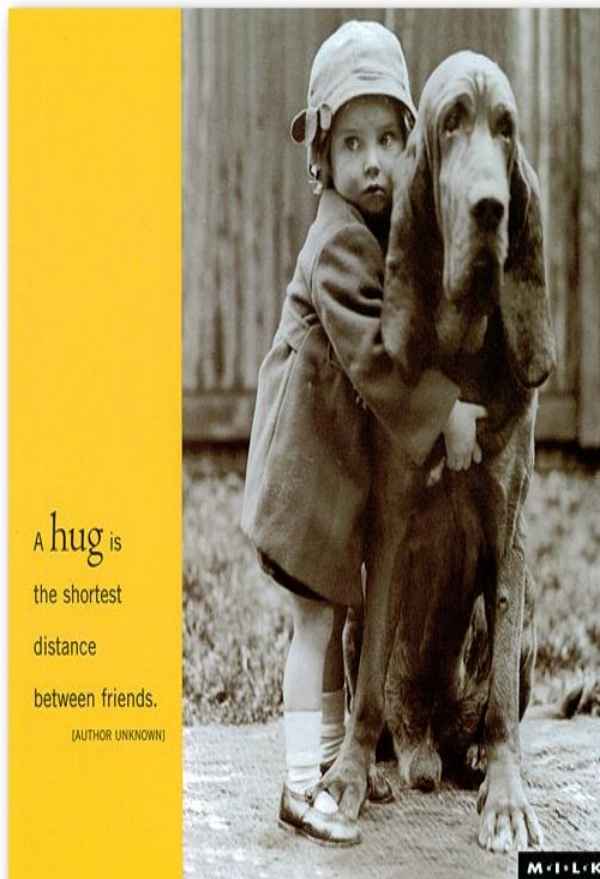
There were no agenda items for new business.

The issue of satellite dishes was further discussed, and it was decided to put something in the newsletter to remind homeowners to contact Rentz Management for guidance regarding satellite dishes.

The meeting was adjourned so that all present could enjoy the Holiday celebration.

THANKS FROM THE BOARD

Thanks to L&M Lawn Service, Roger, Brian and their crew for their prompt and tireless actions on the snow removal. The Board and homeowners greatly appreciate the effort.



Prospect Point Home- Owners Association

President - Sally Zeidler
Property Management Committee Chair
 341-0237, zeidler@fuse.net

Vice President - Bill Schunder
 331-8067, billschunder@yahoo.com

Treasurer - Jackie Sawyers
Finance Committee Chair
 331-5570, jsawyers@jsawyerslaw.com

Secretary - Jill Trame
Newsletter
Landscape Committee Co-Chair
 391-1839, jtrame@yahoo.com

Margaret Gittner
 331-3422, mpgrissom@aol.com

Joe Marusin
Landscape Committee Co-Chair
 331-1463, jam99sun@fuse.net

Dave Ritchie
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Bryan Whitaker,
Nominating Committee Chair, Web site
 331-0782, bkw_0116@insightbb.com

Byron Wolfe
 578-0999, marketforce@fuse.net

Property Manager - Rentz Management
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Visit the PPHOA website

[Http://www.prospectpointhoa.com](http://www.prospectpointhoa.com)

Picture Provided by Margaret Gittner

Properties for Sale

930 Outlook Ridge Ln., 2 bedroom, \$95,000, 578-8111

2826 Paddock Ln., 2 bedroom, \$99,900, 781-5100

2817 Dry Ridge Ct., 2 bedroom, \$89,900, 426-8700

2837 Dry Ridge Ct., 2 bedroom, \$102,500, 344-0800

2835 Dry Ridge Ct., 2 bedroom, \$110,000, 291-2600

946 Ravine Dr., 2 bedroom, \$110,000, 331-9626

2921 Prospect Point Dr., 3 bedrooms, \$122,000, 331-9626

905 Wilderness Hill Ct., 3 bedroom, \$123,500, 291-2600

4056 Edgelake Ct., 3 bedrooms, \$134,900, 331-9626
 Contract Pending



920 Ravine Dr., 3 bedrooms, \$145,000, 331-4444

1008 Palisade, 2 Bedrooms, \$157,900, 653-7879

This information is believed accurate but **NOT** guaranteed.
 Other homes may be available listed by owner.



February 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9 Landscape 6:30 Clubhouse	10	11	12 Lincoln's B'day	13
14  Valentines	15 Washington B' Day Presidents Day	16	17 Ash Wednesday	18 Property Mgt Mtg 6:30	19	20
21	22 Board Mtg. 7pm Clubhouse	23	24	25	26	27
28 						

March 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9 Landscape 6:30 Clubhouse	10	11	12	13
14 Daylight Sav- ings Time	15	16	17  St. Patrick's Day	18 Property Mgt Mtg 6:30 Clubhouse	19	20 Spring Begins
21	22 Board Mtg. 7pm Clubhouse	23	24	25	26	27
28 Palm Sunday	29	30 Passover 	31			