



# The Prospector

Prospect Point Home  
Owners Association

Volume 5, Issue 5 & 6

May and June 2011

## Topics from the June 23, 2011 Board Meeting

- REMINDER: Clubhouse activity parking is prohibited on the neighboring streets. You may only park in the clubhouse parking lot or you may shuttle your guests from the school.
- The new pool hours approved by the Board are as follows: Monday through Thursday 7:00 a.m. to 11:00 p.m and Friday through Sunday 7:00 a.m. to 12:00 a.m.
- Any account that is 45 days or greater delinquent will not have access to the pool and the key fob will be deactivated.
- Thank you to Byron Wolfe for all of his work to organize the community yard sale. Although it rained, it was a huge success.
- Thank you to Joe Marusin for taking care of the pool umbrellas each day.
- A proposal from EME Fence for additional fence modifications around the pool area to prevent unauthorized use of the pool has been approved.
- Residents are not permitted to hang pool towels off balcony and deck railings.

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## April 25, 2011 Approved Board Minutes

The meeting was called to order at 7:00 p.m. by President Sally Zeidler.

**Attendance:** All Board members were present with the exception of Jill Trame who was absent with notice.

**Approval of Minutes:** President Sally Zeidler reported that the minutes for the March 28, 2011, Board meeting, were e-mailed to all Board members prior to the Board meeting. A Motion was made by Jackie Sawyers and seconded by Margaret Gittner for approval of the minutes from the March 28, 2011, Board meeting with one revision regarding a homeowner on Observatory rather than Crown Hill. The Motion passed with Byron Wolfe abstaining as he was not at the March meeting.

**Treasurer's Report:** Jackie Sawyers reported that the account balances as of April 25, 2011, were as follows:

Checking account	\$ 1,743.61
Reserve account	\$173,153.43
Clubhouse Account	\$ 707.03
Trust Account	\$598,784.60
Storm Damage Account	\$ 21,793.88
Total	\$796,182.55

### **Committee Reports:**

**Property Management:** Jackie Sawyers reported that the Property Management Committee met on Thursday, April 21, 2011. In attendance were Board members, Jackie Sawyers, Joe Marusin and Jim Elliott.

There were two applications for approval at the meeting. One was for a new storm door at 1004

Palisade, which was approved. The other application was for a new side window at 2819 Paddock Lane, which was approved.

Jim Elliott reported that he had inspected the green metal boxes on Outlook Ridge that were damaged and in a state of disrepair and had sent an e-mail to Cincinnati Bell for them to be repaired. Cincinnati Bell is to be repairing those boxes in the immediate future.

Jim Elliott also reported that he had inspected the light poles throughout the community and that he has taken down the numbers for all of the light poles. Jim Elliott reported that either he or Angel Armstrong of Rentz would contact Duke Energy for the damaged poles to be repaired. Jim Elliott indicated that the mowers need to be careful with the use of the weed eaters around the base of the light poles.

The Board has previously discussed adopting new guidelines for allowing cable installation in the upper and lower levels of units where wires need to be run on the exterior of the unit to gain access to those locations. Jim Elliott had been asked to take a look at this issue and propose some guidelines. After inspecting a number of units, Jim Elliott indicated that there is no way to adopt specific guidelines that would apply to all situations. Therefore, he has suggested that any homeowner who wishes to install cable and needs to run the wires on the outside of the building contact him, and he will meet them and advise them where the wires should be placed to be the least visible and intrusive.

The Committee discussed the need for possible guidelines for garage door replacement again. It was agreed that this issue would be discussed

when the Board meets to discuss the "Who Fixes What" list.

Prior to the Board meeting, the homeowner at 1008 Crown Hill Court submitted an application for replacement of a window that was damaged from the recent storm. At the Board meeting, Jackie Sawyers made a motion, which was seconded by Shelly Fuller, to approve that application.

At the Board meeting, Byron Wolfe reported that the homeowner at 3002 Observatory Hill Court had advised him that the hot tub on the deck is being removed.

There was a discussion at the Board meeting regarding errors in the Work Order Report. Angel Armstrong is to follow-up on these errors.

**Document Committee:** Jackie Sawyers reported that the Document Committee Meeting for Board members is tentatively scheduled for Saturday, May 21, 2011, at 9:00 a.m. at the clubhouse and for Thursday, June 2, 2011, at 6:30 p.m. at the clubhouse. The purpose of these meetings will be for the Committee to discuss the logistics and the time line for obtaining the approval of homeowners for the proposed document changes which have been approved by the Board. The Committee hopes to be able to get Joe Woltermann, the insurance broker who currently issues coverage for Prospect Point, to come to one of those meetings.



## April 25, 2011 Approved Board Minutes Continued

**Landscape Committee :** President Zeidler reported that the Landscape Committee met on April 12, 2011. Those in attendance were Jill Trame, Sally Zeidler, Joe Marusin and Brian Laws of L & M Landscape.

The Committee discussed the status of the replacement trees that were approved at the March Board meeting. All trees have been replaced with the exception of the Hemlock at the front entrance.

The Committee also discussed the slice seeding which was done in the front yards of units, and Brian Laws advised that we will need to wait until the ground warms up before we will start seeing results from the slice-seeding process.

There were a couple of additional work orders given to L & M Landscape for the removal of dead trees and shrubs.

The Committee asked Rentz Management to obtain a bid for the installation of a water meter at the front entrance to make it possible to water the shrubs, trees and flowers at the front entrance as needed.

Plantings around the pool house were discussed in 2010, and the plantings behind the pool house were not done last year due to the drought. Brian Laws is to make a recommendation as to what to plant behind the pool house this summer.

**Finance Committee:** Jackie Sawyers reported that the delinquencies as of April 25, 2011, are as follows

1 month late	37 units @ \$ 3,880.26
2 months late	14 units @ \$ 7,559.40
In Collection	7 units @ \$ 4,554.00
Liens Filed	2 units @ \$ 3,735.00
Foreclosure	4 units @ \$20,384.80
Bankruptcy	2 units @ \$ 3,902.00
Total Delinquencies	\$44,015.46

Jackie Sawyers made a motion to foreclose on all units meeting the criteria for foreclosure, and it was seconded by Jim Elliott with all Board members voting in favor.

Jackie Sawyers reported that as of April 25, 2011, there are 22 homeowners who have not submitted their current proof of insurance to Rentz Management, and 6 of those are in collections, foreclosure or bankruptcy, and 10 of those 22 are greater than six months delinquent. That total figure is down from 32 as of December 31, 2010, and from 24 as of March 28, 2011.

Jackie Sawyers reported that the target date for sending out the deck assessment invoices for 2011 is May 1<sup>st</sup> at the new increased rate of \$15 per square foot.

Jackie Sawyers reported that repairs need to be made to the garage ceiling for 3022 Observatory Hill Court due to outside water damage. Jackie

Sawyers made a Motion, which was seconded by Jim Elliott, for a work order to be issued for those repairs.

**Social Committee:** Julie Dorman reported that the "Clean-Up Prospect Point" Day was held on Saturday, April 9, 2011, and was a success notwithstanding the rain. Julie Dorman read a thank-you note to all of those who participated. Julie Dorman asked for permission to sell the office furniture in the clubhouse office which has not been used in many years on Craig's List for the best price and for the funds to be placed in the Social Committee budget, and the Board agreed.

### Old Business:

- No Ice Skating/Swimming Signs for Lakes/City Sticker Sign/No Parking Signs-----Angel Armstrong reported that the two sandblasted No Swimming/No Skating/No Boating signs, which were approved at the February Board meeting, should be installed by Olympic Contracting at the clubhouse lake in the immediate future. The additional sign which was approved at the March Board meeting will be installed at the front lake when it is completed. Byron Wolfe agreed that he would contact the City of Villa Hills to request the removal of the sign regarding the city stickers on Prospect Point Drive next to the front lake and the two no-parking/towing signs on Prospect Point Drive.

- Repair of Park Benches-----President Zeidler reported that a work order has been issued for Olympic Contracting to stain the new wood on the park benches as soon as possible. Jackie Sawyers noted that the new park bench for the overlook area on Observatory is being donated by Sally Zeidler in memory of her dog, Cutter. It was also noted that the park bench at the end of Prospect Point Drive was overlooked when the wood on the benches was replaced, but a work order has been issued for Olympic Contracting to replace and stain the wood on that bench in the immediate future.

- Dock for Clubhouse Lake----- Jackie Sawyers reported that Bresser Contracting has recommended to Rentz Management that an engineer should be involved in the planning and design of the dock. There was much discussion about this issue among the Board. Rentz Management will be asked to look into this issue further and report back to the Board at a future Board meeting.

- Cutting Guidelines---Byron Wolfe presented a draft for specific cutting guidelines for homeowners who wish to cut down any foliage (trees, shrubs, plantings, etc.) on Association property at the Board meeting for the Board's review. The Board agreed that those guidelines needed some revisions, and Byron Wolfe agreed to make those revisions and e-mail to the Board for approval. Until the guidelines are approved, there is still a

moratorium on any cutting, but if any homeowners wish to have any cutting done prior to the approval of the cutting guidelines by the Board, an application should be submitted to the Board in advance of the cutting.

- Straightening Posts and Replacing Broken Reflectors on Prospect Point Drive-----At the March Board meeting, Angel Armstrong reported that she has received a bid from Olympic Contracting to straighten all posts and replace all reflectors and the five posts that are broken or missing for the sum of \$850, and an additional charge of \$50 per post for any additional posts which need to be replaced. Angel Armstrong reported that she is still awaiting a bid from L & M Contracting for this work.

- Pool Opening/Pool Furniture/Baby Pool Repairs/Additional Lighting for Walkway-----President Sally Zeidler reported that the target date for the pool opening is still the Saturday before Memorial Day weekend, which would be May 21<sup>st</sup>. Angel Armstrong indicated that Olympic Contracting would like to start the process of opening the pool as of May 1<sup>st</sup> weather permitting, to make sure it is ready to be opened on May 21<sup>st</sup>. There was some discussion regarding the cost for the daily maintenance if the pool is ready to be opened early, and Angel Armstrong is going to find out what that cost would be and advise the Board. Angel Armstrong reported that the new pool furniture which was approved at the March Board meeting has been ordered. Rentz Management will be asked to dispose of any old pool furniture which will not be used in the future. Jackie Sawyers advised the Board of Bob Rentz's recommendation regarding the repair of the pool fence to prevent people from climbing over the pool fence in the area next to the tennis courts at night. Byron Wolfe made a motion which was seconded by Margaret Gittner to adopt Bob Rentz's recommendation and approve the bid from EMC Fence in the amount of \$834 for the removal of the existing top rail of the existing fence and install tension wire in its place at the area in question. Jackie Sawyers reported that there was a misunderstanding regarding the cost of the additional lighting along the walkway to the clubhouse and the pool which the Board approved at the March Board meeting; the sums approved only included the materials and did not include the cost of installation. There was some discussion that the cost of the lighting fixtures was too expensive. Byron Wolfe and Jim Elliott agreed to take a look at the cost of the additional lighting for this area and to report back at the May Board meeting.

- Basketball Court/Tennis Court----- Jackie Sawyers reported that Bob Rentz has suggested that the conversion of the one of the tennis courts into a basketball court which was approved at the March Board meeting be placed on hold until a future date until funds are available. A bid has been requested from Olympic Contracting and L & M for the removal of the existing basketball goal after the conversion has been completed. Jackie Sawyers indicated that Rentz Management has been asked to

## April 25, 2011 Approved Board Minutes Continued

obtain a bid from Mr. Lock for the installation of a key fob system at the tennis courts at a future date.

- **Deck Sealing**---Jackie Sawyers reported that we are waiting for bids for deck sealing so as to have all decks sealed every three years. Jackie Sawyers also requested that a bid be obtained for sealing the clubhouse deck.
- **Storage Area Surveillance Cameras**---As a follow-up to a homeowner question at the March Board meeting, Angel Armstrong reported on how the surveillance cameras at the storage area operate and the areas that can be seen on the cameras.

### **New Business:**

- **Yard Sale**---A tentative date for the community yard sale was scheduled for Saturday, June 11<sup>th</sup>.
- **Kentucky Flag**---Margaret Gittner noted that a new Kentucky flag needs to be ordered for the flag pole at the front entrance. Angel Armstrong reported that we already have a new Kentucky flag and that Olympic Contracting will be asked to hang it in the immediate future.

### **Homeowners Questions:**

There were a number of homeowners present at the meeting.

- A homeowner on Outlook Ridge asked about purpose of the white X that has been painted on the street at the top of Dry Valley Court. President Zeidler indicated that it was painted there when the City restriped Prospect Point Drive, and it helps drivers turning into Dry Valley at night see where the street is located.
- A homeowner on Paddock Lane reported that his sidewalk has sunk and there is standing water all along the sidewalk from the gutters when it rains. Jim Elliott indicated that he will go inspect the problem and then Rentz Management will be asked to look into this issue.
- A homeowner on Lost Valley Court reported that there is a drainage problem on the hillside across the street from her unit; Jim Elliott indicated that he will inspect the problem and will report back to Rentz Management. The homeowner also expressed a concern regarding accusations made by a homeowner on her street regarding damage

done by children playing. President Zeidler reiterated to the homeowner that the Board cannot get involved in disputes between neighbors. The homeowner asked the Board to put a statement in the Prospector indicating that Prospect Point is a diverse community and we need to be tolerant of one another's differences.

- A homeowner on Vista Court noted that the grass where drainage work was done in 2010 is dead and needs to be replaced and that because of the drainage repairs the grass in the court yard area is also dead. Jim Elliott indicated that he would take a look at this issue and report back to the Board. The homeowner also questioned whether L & M had completed the clean-up of debris from the cutting of the hillside behind her unit by another homeowner; President Zeidler indicated that she would contact L & M and find out the answer to the homeowner's question and call her with that answer.

A homeowner on Dry Valley Court asked if cutting foliage on the hillside overlooking the River could cause a concern about erosion. Byron Wolfe indicated that the cutting of the hillside done by licensed professionals hired by home-

## May 23, 2011 Approved Board Minutes

The meeting was called to order at 7:00 p.m. by President Sally Zeidler.

**Attendance:** All Board members were present with the exception of Byron Wolfe, Margaret Gittner and Shelly Fuller, all of whom were absent with notice.

**Approval of Minutes:** President Sally Zeidler reported that the minutes for the April 25, 2011, Board meeting were e-mailed to all Board members prior to the Board meeting. A Motion was made by Jackie Sawyers and seconded by Jim Elliott for approval of the minutes from the April 25, 2011, Board meeting, and the Motion passed unanimously. Jackie Sawyers made a second Motion to correct certain typographical errors that were contained in the approved minutes for the March 28, 2011, Board meeting; the Motion was seconded by Jim Elliott and passed unanimously. President Zeidler reported that the draft of the Prospector is completed and should be delivered by the end of the week.

**Treasurer's Report:** Jackie Sawyers stated that she was unable to provide the account balances for the meeting as of May 23, 2011 due to a typographical error on the report she was provided by Rentz Management just prior to the Board meeting. Those balances will be provided at the June Board meeting.

### **Committee Reports:**

#### **Property Management:**

President Zeidler reported that the Property Management Committee met on Thursday, May 19, 2011, at the Clubhouse. Those in attendance were Jackie Sawyers, Joe Marusin, Jim Elliott and Sally Zeidler. Homeowner Kurt Kepler was also in at-

tendance for part of the meeting.

Three architectural improvement applications were presented for approval. One application was for new windows at 1008 Crown Hill Court, which was approved. The second was a request for replacement of a patio slab at 2921 Prospect Point Drive at the homeowner's expense, which was approved with the stipulation that the dimensions of the new patio slab are the same as the existing patio slab. The third application was for the replacement of a garage door panel at 2870 Cliffview Court, due to damage that had been caused to the door. There was a question regarding whether the manufacturer for the new panel is the same manufacturer as the one for the door that is currently there; Bob Rentz will be asked to contact the homeowner regarding this application.

Jim Elliott reported on some drainage issues that he and Mr. Rentz had inspected after the April Board meeting. He discussed what would be needed to correct the problem on two of these issues. Jackie Sawyers noted that we are waiting for bids from Hendy for each of these issues to determine whether funds will be available for these repairs this year.

A homeowner on Dry Ridge Court expressed a concern regarding a foundation issue in a quad building that he believes is causing a problem in his unit. His unit is the quad unit above the garages. His unit is above the wall that is believed to be causing the problem, and this wall actually belongs to another homeowner in the building and is the exterior wall of that homeowner's garage. The homeowner present was questioning whether there was anything that could be done other than filing suit against the

owner of the wall below his unit in order to get the problem fixed. The homeowner was advised that foundations are the responsibility of the homeowner according to our documents, and the homeowner indicated that he was aware of this fact. It was noted that there have been other foundation issues where the homeowners in a building have refused to address and repair foundation problems. The Committee advised the homeowner that they could not provide him an answer or guidance regarding his concern. The Committee agreed that this matter should be discussed more in depth when the Board reviews the "Who Fixes What" list at a future Property Management Committee meeting.

There being no further business, the meeting was adjourned.



## May 23, 2011 Approved Board Minutes Continued

There was an architectural improvement application submitted prior to the Board meeting but after the Property Management Committee meeting for approval of new patio doors at 1001 Stillwater Court. Jackie Sawyers made a Motion, which was seconded by Jill Trame, for approval of the application provided the new doors did not contain grids. The Motion passed unanimously.

President Zeidler gave an update on work that has been completed throughout the community since the last Board meeting. The new Kentucky flag has been installed. The two new "No Swimming/No Boating/No Skating" signs have been installed at the Clubhouse lake, and we are waiting for the third sign to be completed and installed at the front lake. The green boxes on Outlook Ridge that were damaged have been repaired by Cincinnati Bell. The light poles which were damaged have been repaired and painted, and President Zeidler indicated that she has spoken with Roger Laws about using care not to damage the light poles while the landscape crew is weed eating. Hendy has repaired the pot holes throughout the community. The city sticker sign at the front entrance and the two no parking/towing signs have been removed. President Zeidler indicated that we are still waiting for the park benches to be stained and sealed, which has been delayed due to the weather, but hopefully, this will be completed prior to next month's Board meeting weather permitting.

### Landscape Committee:

President Zeidler reported that the Landscape Committee met on Tuesday, May 10, 2011, at the Clubhouse. Those in attendance were Board members, Sally Zeidler, Joe Marusin and Byron Wolfe, homeowner, Alice Clay, and Roger and Brian Laws of L & M Landscape.

The planting of annual flowers was discussed along with weeding and maintaining the "monster bed" near the front lake. Removal of various dead trees throughout the community was also discussed, and a bid will be obtained from L & M for removal of those dead trees.

Roger Laws made note of a request from a homeowner to remove an old Juniper bush on Outlook Ridge, and the homeowner has indicated that they will replant the area. Roger Laws agreed that the bush was over grown and could not be trimmed in a way to make it attractive, and as such, he indicated that he felt that it should be removed. A work order will be sent for removal of the Juniper bush.

There was some discussion regarding the Tru-Green treatments of pre-emergent and slice seeding. Brian Laws explained that with so much rain some of the seed has washed away. However, he reported that he definitely has seen some evidence of germination and feels that once we get some consistent sun that the grass will begin to fill the remaining bare areas where the slice seeding occurred. Brian indicated that he has those ad-

resses where the slice seeding was done and will keep a watch in case there is a need of some spot treatments. The slice seeding was only done to front yards of units that were in need of this more aggressive treatment.

A homeowner on Vista Court brought to the Committee's attention a request for permission to remove some "sick" Ash trees behind his unit. He stated that he met with Bob Rentz and that Bob Rentz was going to make a recommendation regarding removal of these trees. The homeowner indicated that he is willing to pay for the removal of the trees by Brossart Tree Service. Sally Zeidler noted that the Association Cutting Guidelines still need to be approved by the Board before any applications for cutting can be approved. Sally indicated that she will contact Bob Rentz to obtain his recommendation concerning the trees that the homeowner wishes to remove.

A homeowner on Outlook Ridge noted that the area where the new bench has been installed on Observatory Hill Court needs to be trimmed in order to see the River from the bench. She also requested that two of the lower branches on the Maple tree at the stop sign on Prospect Point Drive at the "overlook" benches be trimmed. She indicated that the branches have become very leafy and are growing down rather than up and out. She also requested replacement plantings for 936 Dry Valley Court. A box wood will be planted at the corner of the garage to match the one at 938 Dry Valley. After some discussion, it was agreed that the evergreen tree replacement for the front of the building should wait until the fall in case we have another drought this summer.

There being no further business, the meeting was adjourned.

The Board and homeowners in attendance took a break from the Board meeting and gathered in the stairway to the lower level due to severe storms and thunderstorm and tornado warnings in the area, and the meeting was resumed when the most severe portion of the storms seemed to have passed through the area.

**Finance Committee:** Jackie Sawyers reported that the delinquencies as of May 23, 2011, are as follows:

1 month late	32 units @ \$ 4,896.26
2 months late	9 units @ \$ 2,551.40
In Collection	10 units @ \$ 6,009.00
Liens Filed	1 unit @ \$ 3,100.00
Foreclosure	4 units @ \$21,195.80
Bankruptcy	2 units @ \$ 4,270.00
<b>Total Delinquencies</b>	<b>\$42,022.46</b>

Jackie Sawyers made a motion to foreclose on all units meeting the criteria for foreclosure, and it was seconded by Joe Marusin with all Board members voting in favor.

Jackie Sawyers reported that as of May 23, 2011, there are 23 homeowners who have not submitted their current proof of insurance to Rentz Management, and 5 of those are in collections, foreclosure or bankruptcy, and 7 of those 23 are greater than six months delinquent. There are five homeowners on the list for whom Rentz Management does not have current phone numbers, and letters are being sent to those homeowners.

Jackie Sawyers reported that the deck assessment invoices for 2011 at the new increased rate of \$15 per square foot have been mailed.

**Document Committee:** Jackie Sawyers reported that she is trying to coordinate dates with the Board to schedule a Document Committee Meeting prior to next month's Board meeting. The purpose of this meeting will be for the Committee to discuss the logistics and the time line for obtaining the approval and signatures of homeowners for the proposed document changes which have been approved by the Board. Jackie Sawyers indicated that she still hopes to be able to get Joe Woltermann, the insurance broker who currently issues coverage for Prospect Point, to come to a Document Committee meeting before the Committee starts the signature acquisition process.

**Social Committee:** Julie Dorman indicated that she is still trying to sell the office furniture in the clubhouse office which has not been used in many years on Craig's List for the best price with the funds to be placed in the Social Committee budget.

### Old Business:

●**Cutting Guidelines---**President Zeidler reported that the draft for specific cutting guidelines for homeowners who wish to cut down any foliage (trees, shrubs, plantings, etc.) on Association property which was presented by Byron Wolfe at the April Board meeting has been revised, and President Zeidler presented those revised guidelines to the Board for approval. Jackie Sawyers made a Motion, which was seconded by Jim Elliott, to approve the revised guidelines dated May 23, 2011, and all were in favor. With the approval of these guidelines, any homeowners who wish to have any cutting done must submit an application to the Board for approval in advance of the cutting. President Zeidler noted that the architectural improvement application that is available on the website can be used as the application for any homeowner seeking approval for cutting. The Board agreed that the approved cutting guidelines should be published in the upcoming Prospect which is to go out this week along with the pool rules.



## May 23, 2011 Approved Board Minutes Continued

●**Straightening Posts and Replacing Broken Reflectors on Prospect Point Drive**---Angel Armstrong presented a bid from L & M Landscape for straightening all of the posts along the roadway, replacing any broken posts and replacing reflectors as necessary in the amount of \$225. It was noted that Olympic Contracting's bid to straighten all posts and replace all reflectors and the five posts that are broken or missing which was presented at the March Board meeting was for the sum of \$850, with an additional charge of \$50 per post for any additional posts which need to be replaced. Jackie Sawyers made a Motion, which was seconded by Dave Ritchie, to approve the bid from L & M Landscape in the amount of \$225 for the straightening and/or replacement of the posts and reflectors along the roadway. All Board members were in favor.

●**Pool Update—Opening/New Furniture/Fence Modifications**---President Sally Zeidler reported that the pool opened as planned on May 21, 2011, but that there were a few snags with the pool fob system which have been resolved. Angel Armstrong reported that the new pool furniture which was ordered following the March Board meeting was expected to arrive by May 12<sup>th</sup>, but had not yet arrived. Angel was asked to check on the status of the new pool furniture. Angel was also asked to check about the status of garbage cans for the pool. It was also noted that there were no straight back chairs out at the pool, and Angel is going to check on this as well. Angel Armstrong reported that the pool fence repairs/modifications which were approved at the April Board meeting have been completed. It was noted, however, that the area next to the tennis courts is still accessible if someone wishes to climb over the fence. Angel Armstrong is going to check on this issue to determine if something else needs to be done and will report back at the June Board meeting.

●**Deck Sealing Bids**---Jackie Sawyers reported that we are still waiting for bids for deck sealing so as to have all decks sealed every three years.

●**Community Yard Sale**---President Zeidler indicated that the tentative date for the yard sale discussed at the April Board meeting was Saturday, June 11<sup>th</sup>. However, President Zeidler indicated that Byron Wolfe, who coordinates and organizes the yard sale, has a conflict with that date and has requested that the yard sale be scheduled for Saturday, June 18<sup>th</sup>, from 9:00 a.m. to 1:00 p.m.

### **New Business:**

●**Drainage Bids for Paddock Lane, Outlook Ridge and Lost Valley Court**---Jackie Sawyers reported that she has received bids for drainage repairs on Paddock Lane, Outlook Ridge and Lost Valley Court. If there are sufficient funds for these repairs to be done at this time, Jackie indicated that she would make a Motion for the approval of these repairs via e-mail or at the next Board meeting.

●**Drainage Issue on Prospect Point Drive**---President Zeidler reported that there is a washed out area on Prospect Point Drive near the Cincinnati Bell manhole station. Jackie Sawyers reported that she has received a bid from Hendy in the amount of \$2,145 for the repair of this area. A Motion will be made regarding this repair at the next Board meeting.

●**Clubhouse Roof/Exterior Painting/Deck Sealing**--Jackie Sawyers reported that the Clubhouse roof needs to be replaced, that the exterior of the building needs to be painted, and that the deck needs to be sealed. Jackie Sawyers reported that Bresser Roofing has submitted a bid for the replacement of the Clubhouse roof for the sum of \$9,200 with 5/8 inch decking and 30 year dimensional shingles. Jackie Sawyers made a Motion, which was seconded by Joe Marusin, for approval of the bid from Bresser Roofing in the amount of \$9,200 for replacement of the Clubhouse roof. All Board members were in favor. Jackie Sawyers indicated that Westside Renovators has submitted a bid for painting the Clubhouse exterior with two coats of paint for the sum of \$7,400. Jackie Sawyers noted that we pay \$1,000 per unit for one coat of paint, and that she feels this bid is reasonable since we are only paying slightly more than the cost of a six family building for two coats of paint on the Clubhouse. Jackie Sawyers made a Motion, which was seconded by Joe Marusin, to approve the bid from Westside Renovators in the amount of \$7,400 to paint the exterior of the Clubhouse. The Motion passed unanimously. Jackie Sawyers reported that there were two bids submitted for sealing the Clubhouse deck. Westside Renovators submitted a bid for \$1,200 to stain the Clubhouse deck, rail, and steps. Olympic Contracting submitted a bid for \$1,170 to pressure wash the deck surface, steps, rail, and underside of the deck and seal all areas, including the underside of the deck. It was noted that the bid from Westside Renovators did not include sealing or power washing the underside of the deck. Jackie Sawyers made a Motion, which was seconded by Jim Elliott, to approve the bid from Olympic Contracting in the amount of \$1,170 to pressure wash and seal the Clubhouse deck, railing and steps. All Board members were in favor.

●**Damaged Light Around Clubhouse Lake**---President Zeidler reported that one of the bollard lights around the Clubhouse lake has been damaged by vandalism. Angel Armstrong reported that the light is being replaced.

### **Homeowners Questions:**

There were a number of homeowners present at the meeting.

● A homeowner on Outlook Ridge expressed a concern about contractors using the outside water faucets of individual homeowners without permission from the homeowner. President Zeidler pointed out that the workers frequently need access to water to do their work and that we as homeowners should be cooperative with the workers to enable them to do their work. This homeowner also commented about children throwing rocks at people's front doors; she indicated that a police report had been filed. The homeowner was advised to call the police if it occurred again. It was noted that in the summer months vandalism and mischief escalates, and if a homeowner has a problem, they should call the police.

● A homeowner on Silo Lane reported that his sidewalk and that of his neighbor two units away has standing water along the sidewalk from the gutters when it rains. He also reported that the half wall for his unit is crumbling. He left pictures with the Board to show the condition he was describing. Bob Rentz will be asked to look into these issues.

● A homeowner on Outlook Ridge thanked Roger Laws and L & M Landscape for cutting the limbs on a tree that she had asked to have trimmed.

● A homeowner on Edgelake Court asked about the timeline for painting the buildings on Edgelake Court. Jackie Sawyers indicated that she would check into it this question and would advise the homeowner.

Two homeowners on Ravine submitted an application for installation of a satellite dish, which was approved.

There being no further business, the meeting was adjourned by President Zeidler.



## Prospect Point Home Owners Association

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<b>Visit the website at</b> <a href="http://www.prospectpointhoa.com">www.prospectpointhoa.com</a>	<b>Clubhouse Rentals</b> - Rhonda Laws, 426-0973



# August 2011



Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9 Landscape Committee Mtg	10	11	12	13
14	15	16	17	18 Property Mgt Meeting	19	20
21	22 Board Meeting	23	24	25	26	27
28 Full Moon	29	30	31			
						