

The Prospector

Prospect Point Home-
Owners Association
Volume 5 Issues 7
September 2010

Board nominations are due by September 29. Please send completed nomination, form that can be found at prospectpointhoa.com, to Shelly Fuller 3018 Observatory Hill Ct or email shellyf@insightbb.com by Sept 29.

July APPROVED BOARD MINUTES

CALL TO ORDER

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

ATTENDANCE: Reported by Sally Zeidler.

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

APPROVAL OF MINUTES: A motion to approve the minutes of the June 28, 2010, board meeting was made by Bill Schunder and seconded by Byron Wolfe. All were in favor.

TREASURER'S REPORT: Reported by Jackie Sawyers.

Account Balances as of July 26, 2010

Prospect Point Homeowners Association Checking Account	\$ 13,507.35
Prospect Point Reserve Account	\$ 168,894.44
Prospect Point Clubhouse Account	\$ 578.09
Prospect Point Trust Account - Market Value	\$ 538,920.83
Storm Damage Account	<u>\$ 34,131.15</u>
TOTAL:	\$ 756,031.86

COMMITTEE REPORTS:

PROPERTY MANAGEMENT: Reported by Sally Zeidler. The Property Management Committee met on Thursday, June 22, 2010. Board members in attendance were Bill Schunder, Jackie Sawyers, Shelly Fuller, Joe Marusin, Dave Ritchie, Margaret Gittner, and Sally Zeidler. Homeowners Jayne Woodall, Julie Dorman, and Andy Atkinson were also present.

There were no architectural improvement applications needing approval for this month. Sally Zeidler reported that she, Bob Rentz, and Brian and Roger Laws met with several homeowners in Phase G who were having drainage issues on Wednesday, June 21st. It was raining that day so there was quite a bit of evidence regarding the types of problems the homeowners were having. Work orders will be issued to solve these problems.

Bill Shunder brought to the committee's attention the Doors Direct door knob advertisement that had been hung on the doors throughout the community on Thursday. He contacted the police since there is a no solicitation rule for our community. This is the second time they have hung the advertisements on doors. Rentz Management will be asked to contact them regarding this matter.

Joe Marusin also brought to the committee's attention that the door knob to the pool is still not fixed. Rentz Management was contacted on Friday morning and it was fixed that day by Mr. Lock. It was also noted that



The Prospector

Prospect Point Home-
Owners Association
Volume 5 Issues 7
September 2010

the light by the parking area and garbage can on Prospect Point Drive does not give off the right amount of light due to not having the correct bulb. It is difficult to get Duke Energy to take care of the problem but we will continue to try to get them to correct the problem.

A homeowner had a question regarding roof replacement at 932 Outlook Ridge. It was noted that Bresser assesses the roofs for replacement in the fall and at that time the decision is made which roofs will be replaced. Andy Atkinson had a question regarding his insurance proposal and was told that we were still waiting for an opinion from the attorney.

There was much discussion regarding the "walk thru" issue and whether Bob Rentz should be required to make a formal walk of the property with a written report to the Board. According to the May minutes under new business, a motion was made to require Mr. Rentz to perform a spring walk of the property with a written report. The motion failed. Several ideas were discussed. The Property is quite large and cannot be completed in one or two days. Most agreed that there would be more productive ways to survey the property. It was suggested that Board members could walk the property and take pictures noting problem areas and minor things that needed attention and report to Rentz. There was a concern that since we are an aging community that there would be major issues that the untrained or layman's eye would not notice. It was noted that there are many professionals along with Mr. Rentz who survey the property regarding major capital improvement issues on a regular basis. Bresser assesses the roofs each year for repair and replacement. Olympic is in the process of assessing all of the decks in Phase G and also assesses decks in Phase F for replacement. Painting is on a regular five year cycle in Phase F and the painters along with Bob and the carpenters make the assessment of which building or buildings will be painted in Phase G depending on availability of funds. L & M is on the property almost weekly and is aware of any major issues such as drainage problems that need attention. Mr. Rentz is on the property on a regular basis. Due to his experience, expertise, and his knowledge of our property, he is well aware that we are an aging community and knows what types of major capital improvement issues to expect and correct. All agreed that we would ask Mr. Rentz to provide a report of all open work orders for review at each monthly Property Management meeting.

It was brought to the committee's attention that according to the May minutes in 2007 that an addendum to Mr. Rentz's contract was voted on and passed requiring him to make a formal walk of the property with a report. However, this addendum was never agreed upon by Mr. Rentz and has never officially been adopted as a part of his current contract. It was noted that the Board cannot add conditions to Mr. Rentz's contract unless he consents. At this time, there was a question as to Mr. Rentz's contract and if it was in need of renewal. Jackie Sawyers will investigate this and report at Monday's Board meeting.

Margaret Gittner brought a newspaper article regarding a small reduction in Crescent Springs city property tax for those living on private streets. She will contact the city of Villa Hills to see if they would possibly consider the same type of tax reduction since so many of our streets are private. She will report back after making the contact.

Several agenda items were discussed for Monday's meeting and the meeting was adjourned.

LANDSCAPE: Reported by Jill Trame. The Landscape Committee met on Tuesday July 20th at 6:00 p.m. Present were Jill Trame, Sally Zeidler, Joe Marusin, Brian Laws, Roger Laws Sr. and Tony Russo from True Green ChemLawn. Two homeowners, Jayne Woodall and Julie Dorman also attended the meeting.

Tony Russo gave a report to the committee regarding the lawn and shrub treatments. He indicated that this



year has been a particularly difficult year due to the late winter snow we had, followed by 80° temperatures in April and then wet spring. He indicated that they were planning on putting down a product called "Quincept" which is a post-emergent which will help with the control of the crab grass. He said this would probably turn the areas brown. They will also be putting down the grub control this month.

He said that normally they put down the pre-emergent in the spring but the 80 degree temperatures we had in April and the rainfall in March contributed to the pre-emergent not being as effective because the crab grass germinated sooner than usual.

He went through the schedule of when they would normally treat the grass.

1st application - March to mid April - pre-emergent + fertilizer and weed control.

2nd application - mid to late May - pre-emergent + fertilizer and weed control.

3rd application - early summer to late June - every other year grub control.

4th application - September to October. Fertilizer and broadleaf weed control.

He stated that the grubs come from Japanese beetles. They use a product called Merit with 100% guarantee.

Tony stated that a light mist or light rain helps to get the treatments into the ground. There is always a guarantee so if their crew would treat during a heavy rain, they would come back and retreat the area.

The pre-emergent in the beds is taken care of by L&M.

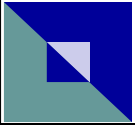
Tony also went through the tree applications.

They treat the Austrian Pines for Diplodia which suppresses the disease but doesn't cure the disease and it may help prevent the disease. They usually treat right before bud break in 10 day increments three times.

They treat the crabapples in mid April. In the fall there is a root zone fertilization - November - December.

Brian and Roger, Sr. agreed to meet with Bob Rentz and Sally Zeidler at Jane Woodall's house on Vista to take a look at her erosion problems and also the issue she raised regarding damage to her garage door.

The suggestion was made by the committee that it would be a nice idea to recognize a homeowner in Phase G, in the townhomes in Phase F and in the quads in Phase F who put forth extraordinary efforts, expense and pride in their landscaping this year. Those homeowners to be recognized were selected by three anonymous, independent and outside individuals. Board members' units were excluded. The units selected were: 944 Dry Valley in Phase F, 2803 Dry Ridge in Phase F Quads and 1007 Stillwater in Phase G. A motion was made by Jackie Sawyers and seconded by Shelly Fuller to give a \$50 gift card to each homeowner selected for this year in recognition of their extraordinary efforts, expense and pride. The motion passed with Byron Wolfe abstaining.



FINANCE: Reported by Jackie Sawyers.

DELINQUENT HOA FEES

Late fees (10)	\$ 250.00
1 Month Late (12)	\$ 2,075.00
2 Months Late (8)	\$ 3,233.00
Collections (8)	\$ 4,345.00
Liens (2)	\$ 3,890.80
Foreclosure (4)	<u>\$11,388.03</u>
TOTAL:	\$ 25,181.83

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

A motion was made by Jackie Sawyers seconded by Jill Trame to expend funds from Phase F Roof Reserves in the total amount of \$116,400 for replacement of the roofs on the following units:

912-920 Lost Valley - \$27,600
924-934 Lost Valley - \$27,600
956-966 Ravine - \$27,600
2825-2831 Dry Ridge - \$16,800
932-938 Outlook Ridge - \$16,800

All were in favor, and the motion passed.

A second motion was made by Jackie Sawyers, seconded by Byron Wolfe to expend funds from Phase G Roof Reserves for replacement of the roof on 3012-3022 Observatory for the sum of \$39,800. The motion passed with Shelly Fuller abstaining.

DOCUMENT COMMITTEE:

Jackie Sawyers reported that we are waiting on approval of the letter from the attorney regarding document changes.

NOMINATING COMMITTEE:

With the resignation of Bryan Whitaker, the position of Nominating Chairman needs to be filled. Sally Zeidler appointed Shelly Fuller and Joe Marusin as Co-Chairs of the Nominating Committee.

OLD BUSINESS:

A motion was made by Jackie Sawyers seconded by Jill Trame to accept the bid of Hendy, Inc. for the storm drain repair at the end of Stillwater not to exceed \$2,850, funds to come from common drainage reserves. The work is to include repair of the storm drain and catch basin at the end of Stillwater Court for an amount not to exceed \$1,640, and for the repair of the concrete pipe and headwall alongside 1001 Stillwater Court for an amount not to exceed \$1,210. All were in favor.



The Prospector

Prospect Point Home-
Owners Association
Volume 5 Issues 7
September 2010

The status of the assessment report of decks in Phase G was presented by Rentz Management to the board for review.

Byron Wolfe presented a draft of a proposed letter to be sent to Phase G homeowners regarding budgeting issues.

It was reported that there was a new pool maintenance person. A homeowner present indicated the new maintenance person is doing an excellent job. The status of replacing the pool lights was also discussed, the new lights are expected to be installed prior to the next Board meeting. It was also recommended that something be done with the fence so that people couldn't jump the fence to get into the pool area. Bob Rentz is going to look into this issue.

Rentz Management presented an updated report on the status of the rental spaces at the storage lot. There are currently four (4) storage spots open, and there is currently not a waiting list. All spaces rented have a current rental agreement and are current on the payment of the rental fee for this year. The lights and camera have been installed to attempt to deter vandalism in the area. Byron Wolfe volunteered to review the tapes from the surveillance camera to see if any information could be obtained regarding the person(s) who left a large sofa outside the dumpster last month. The surveillance sign has not been installed, but is to be installed in the immediate future.

The issue of the Cliffview retaining wall was discussed and E.J. Foltz is to give the Board a bid for this project.

The Board reviewed the bid of Seal N' Stripe for the removal of the old basketball court and refurbishing the tennis court and transforming one side of the tennis court into a basketball court. It was decided to hold this bid until the budget review.

An electrician will be called in to check the status of the front lake fountain lights which have not been working.

NEW BUSINESS:

Shelly Fuller has agreed to do the newsletter. The Board agreed to do one large newsletter with all of the minutes which have not yet been published in a newsletter.

The Board asked Rentz Management to get a bid for replacement of the message board at the entrance to the community.

HOMEOWNER QUESTIONS/COMMENTS:

A homeowner commented on the excellent job the new pool maintenance person was doing and indicated that the new pool fob system has made a difference as she has not seen any strangers using the pool this year. This same homeowner asked about the source of the funds for the roof replacements that were approved, and she was advised that the funds will come from insurance proceeds paid by the homeowners in each respective building, if any, as well as from reserves in the appropriate Phase. There was also a comment about the Chem-Lawn application and the areas which were treated.

A homeowner questioned whether the sign regarding the Villa Hills city stickers could be removed.

The meeting was adjourned. The Board went into a closed session.



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Prospect Point Board of Directors

President - Sally Zeidler Property Management Comm. 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 Landscape Committee Co-Chair 391-1839, jtrame@yahoo.com
Shelly Fuller - Nominating Committee Chair, 513-368-4968, shellyf@insightbb.com	Margaret Gittner - Website 331-3422, mpgrissom@aol.com
Joe Marusin Landscape Committee Co-Chair 331-1463, jam99sun@fuse.net	Dave Ritchie 341-8336, dritchier@nexuspm.com
Byron Wolfe 578-0999, marketforce@fuse.net	Property Manager - Rentz Management 581-4815, Fax 655-2613 bob.rentz@rentzmanagement.com and sharon.demoss@rentzmanagement.com

PROPERTIES FOR SALE

928 Outlook Ridge	\$73,000	2 BR	859-342-7653
2840 Paddock Ln.	\$75,000	2 BR	859-525-8888
905 Wilderness Hill	\$80,000	3BR	859-291-2600
2826 Paddock Ln.	\$92,900	2 BR	859-781-5100
2927 Prospect Point Dr.	\$93,900	2 BR	859-372-6000
2850 Dry Ridge Ct.	\$95,000	2 BR	859-525-7900
2831 Paddock Ln.	\$95,000	2 BR	859-341-7400
2920 Prospect Point Dr.	\$95,000	3 BR	859-372-6000
2809 Silo Ln.	\$96,500	2 BR	513-321-4343
908 Outlook Ridge	\$96,900	2 BR	859-586-0206
2835 Dry Ridge Ct.	\$97,900	2 BR	859-291-2600
978 Ravine	\$119,900	3 BR	859-372-6000
2921 Prospect Point Dr.	\$120,000	3 BR	859-331-9626
920 Dry Valley	\$122,400	2 BR	859-781-5100
4066 Edgelake	\$124,900	2 BR	859-372-6000
908 Ravine	\$126,500	3 BR	859-344-8700
2926 Observatory Hill	\$227,500	2 BR	859-331-9626
2944 Observatory Hill	\$279,900	2 BR	859-331-4444

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

