

THE POINTE AT JAMESTOWN
September 15, 2010
7:00 p.m., Human Services Building

The regular monthly meeting of The Pointe Homes Association, Inc. Board of Directors meeting was held on Wednesday September 15, 2010, at 7:00 p.m., at the Williamsburg Community Services Building, John Vona, Ramon Rodriguez, Susan Alis, and Bill van Elburg, Association Manager being present. Curt Burton, President Rules and Regulations Committee were also present. No minutes to be read and approved. John Vona, Association President, called the meeting to order at 7:09 p.m. A quorum was established with 3 board members in attendance.

The Board entered into Executive session at 7:10. Entered Open Forum at 7:30.

The meeting was begun with an open forum for homeowners to voice concerns. No homeowners were present. Discussion was held concerning due process, late fees, collection of non payment of fees and HOA dues. Discussion regarding home that was in foreclosure and is now owned by the bank, HOA dues will be written off

Treasurer's report was given and approved as written. There are currently 7/8 residents in collections after July payments were due. \$4,700 in arrears, late fees etc. including home in foreclosure. There was also discussion about the landscaping contract, which renews on 4/30/11, power washing/painting the neighborhood sign at the entrance in the spring, and for Tanner to begin edging all sidewalks in the community since the sidewalks are community property. Ray Rodriguez made a motion to approve these changes and John Vona seconded. The budget that has been proposed for 2011 is essentially the same as 2010, and will allow for the community to add to reserves.

Bill van Elburg, Association Manager, reported that playground mulch has been installed by Waltrip Recycling. Three new home owners welcome letters/packets were sent out this last month and one resale package request was received during the month. No work orders were completed during this period. Tanner has been out a number of times during the month. Some as-needed mowing, weeding, and spraying of planting beds. Management received and responded to 17 calls and emails during the month on a variety of Board and Member concerns regarding violation letters received and accounting queries. 4631 Prince Trevor has been taken over by the mortgage company and is being stabilized.

Old Business: The Board is requesting from Virginia Enterprises and elevations of what is to be built by Spring 2011. There are currently 133 homes in the community, 13 are rentals, and there are 54 empty lots. Ray Rodriguez and John Vona to follow up with VA Enterprises. The Fall Yard Sale has been set for October 16, fliers will be distributed, ads will run in the VA gazette and there will be signage at the entrance to the neighborhood. John Vona will rotate off the board in November, and Sam McClintock has resigned. Curt Burton has been appointed as a member at large. There are currently two open positions on the board.

New Business: No new business.

General meeting adjourned at 8:40 p.m.

Respectfully Submitted,
Susan Alis
Recording Secretary
The Pointe Homes Association, Inc.
September 15, 2010