

Pointe Services Association, Inc.
BOARD MTG
June 25, 2026
(Approved via email 7/6/2026)

BOARD OF DIRECTORS: Laura Niemeier, LaSalle's Woods; Gail Miller, Pointe Cove; David Gray, Pointe Retreat, Dan Dodge, Waters Edge 2; Laura Domanski, Bay Pointe; Alison Becker, Bay View (via Zoom); Mark Wilkerson, Courtyard; Dean Sanders, Greenridge; Pammy Rogers, Eagle Bay; Sarah Laros, Eagle Cove (via Zoom); Dakotah Rogers, Fairway Knoll; Ellen Arnholter, East Bay (via Zoom); John Menne, Harbour Pointe (via Zoom); Brianna Reed, Woodridge

EXECUTIVE COMMITTEE: Wendy Mangin, Mike Sciscoe, Diane Nead, Jack Krajnak, Kristy Radcliffe, Steve Pryz, Dave Toco, and Jack Krajnak

Absent: Don Arbogast, Rich Samuelson, Lisa Sorenson

Seven (7) residents in attendance

CALL TO ORDER

The meeting was called to order at 5:32. Wendy reminded those present that it was important to have one person speaking at a time and that visitors present would have ten (10) minutes at the end of the meeting available for any questions/comments.

FOOD & BEV

There was no report as Kathleen was-absent due to illness.

GOLF REPORT

Jack reported for Jeff and shared that May was strong with 3422 rounds of golf, which was an increase from May 2025. There were two golf outings hosted, including GM from Bedford (largest outing of the year - \$16,000+ for golf and food/beverage) and MacAllister Machinery. Revenue is up 17%.

Smithville has agreed to a five-year lease on the Eagle Pointe easement for \$6000. They are discontinuing use of this type of structure in the future. **A motion was made, seconded and approved to enter the five-year lease for \$6,000.**

Fountain – **the** pump was repaired and reinstalled, however the fountain will not hold water. It appears there are multiple cracks in the flooring. There was agreement that the fountain needs the repairs made to work properly.

Pool – four leaks, two repaired, other two underground will cost \$2500. The Board was in favor of WaterTech making the necessary repairs, given the use of extra water and chemicals.

Cabana bar – the bar was broken into during the early morning hours of June 15. There was an approximate \$1000 loss of liquor and beer. Jeff is currently working with the Sheriff's Department to investigate.

A new phone system is being installed and should be completed next week.

Eight new umbrellas have been ordered for the pool. Jeff is still searching for new chairs for the deck that would be durable.

Bocce ball court lights are out, and Dan acknowledged need for repair.

ACTION(S): Dan and the Building and Grounds Committee will work to ensure the fountain basin cracks are repaired, pool leaks are repaired, and bocce court lights replaced.

FINANCIAL REPORT – Kemper Contract

Wendy reviewed the questions posed by Board members via email and responses from our legal counsel. A suggestion was made that the references for a part-time bookkeeper and controller being hired be removed from the contract. Wendy noted that if the Board decides to pursue this with Kemper in the future, an amendment to the contract can be made at that time. **Dean Sanders made a motion to approve a three-year contract. Gail Miller seconded, and the motion was approved, with John Menne abstaining.**

ACTION: Wendy will contact Kemper about the changes to be made to the contract prior to signing the three-year agreement.

PMI

Both Diane and Wendy shared that they have communicated concerns to PMI about their current level of service, the need for improvement with timeliness of monthly reports and sending out of gate codes. It was noted that one Board member has already received a code for August, which should not have happened.

The desire is for one code to be distributed one week prior to the end of the month for the following month. PMI has been requested not to combine codes for more than one month. The desire is to have a successful working relationship, but all entries to be completed each month so Diane can run the reports per the contract by the 20th of each month. PMI has not presented details of time spent doing the monthly duties taken over from the Mackie contract. Their performance must improve or the Board will need to consider other options.

PROPERTY TAX APPEAL

Diane shared that Ken Surface has done further research and found the PSA does not have justification to file a property tax appeal due to our gross income over a 3-year average being too high. This could change if our golf operation ever shows a profit over a 3-year average.

HOMEOWNER CLOSING FEE

Per John Richards, due to a new law effective July 1, 2026, PSA is no longer able to charge \$500 for a closing fee. He does not feel any past fees need to be reimbursed since they were adopted by resolution of the Board in 2024 and 2021. Diane has already notified PMI to discontinue the \$500 charge. As this is the law, we will discontinue effective July 1.

ACTION: Wendy encouraged each Village HOA to review their policies and adjust as needed.

LINE OF CREDIT

Wendy and Diane shared that they have asked People's Bank as to whether being approved for a \$300,000 line of credit but not actually using the greater of \$5,000 or 10% of the previous annual budget in a calendar year meets the intent of the law. John Richards believes that an approved line of credit that has not been used is not considered "borrowing". Diane recommends we change the line of credit to be 10% of previous annual assessments.

Diane is waiting for tax information from our accountant. All information is in the Google file for Board members to review. Diane is feeling very good about our financial status - budget to actual at this point. July has traditionally been the lowest month, however, with current trending of the financials it may be better than in the past. Payroll has decreased, operating expenses are down currently, and we are exceeding budget overall. Currently \$65,000 has been spent on projects/repairs.

ACTION: Diane will confer with People's Bank on the line of credit once the accountant completes the end-of-year reports. She also asked the Building and Grounds Committee to review the roofs of the clubhouse and Nest, so that those repairs can be budgeted accordingly in the future.

BUILDING & GROUNDS

Dan reported on projects completed/in process since last meeting. Those include the replacement doors in bathrooms, concrete work on the circle drive and over the grease trap and painting. Concrete work will be finished before painting. The Committee is awaiting a second bid before moving forward. They are also awaiting bids to clean up the back dumpster area. An additional bid is being drafted to paint the Nest entrance and gate houses.

AEDs are in the Cabana Bar and clubhouse. Either can be moved to the Nest when needed. Therefore, it's been determined that no additional AEDs are needed at this time.

Dan reported that review of sealing the cracks on PSA streets is underway and Diane noted that there is \$20,000 in the budget for this project.

Mike Sciscoe reported that the fans in the patio area need to be fixed/replaced at a cost of \$1600. There was no objection to this work being completed as soon as possible to ensure restaurant patrons are comfortable during the busy season on the patio.

SECURITY REPORT

Dave Tocco reported a truck hit Gate 4 and destroyed a camera arm post. He said this is likely an isolated incident and the truck owner will be paying for his portion of the repair. There was discussion on scanning license plates due to the new laws.

There were recent comments on the Eagle Pointe Facebook page about ambulance services having difficulty entering the security gates during an emergency. There have also been several issues with a white stretch limo going through gate 2.

ACTION(S): Wendy will ask John Richards to review the PSA Bylaws, Declaration, and current practices, including license plate scanning, in reference to the new HOA law effective July 1, 2026. Dave will reach out to ambulance dispatchers on the issue. Dan will team with Dave to resolve issues with the limo.

SEWER STATIONS UPDATE

Steve Pyrz reported that an odor control system will be installed at the Main Gate pump station on July 1st. It will run for one week. The sewer authority staff will take air samples prior to starting the system and then after it has run. This will confirm if the system is working to eliminate the odors. If it works, they will determine if a replacement is warranted. This would be a capital improvement project at the expense of the sewer company. This could also improve the odor issue next to #6 fairway.

ACTION: Steve will attend the Sewer Authority meeting at the end of July to get their report and provide an update at a future meeting.

WELCOME COMMITTEE UPDATE

Wendy noted that updated welcome bags are now being used and seven (7) new homeowners have been welcomed to our community. The Committee plans to routinely have a table at game night. The Red Cross will host a blood drive in the Nest on August 8th.

NEW BUSINESS

Sarah asked to have a list of open sponsorships for the golf course. Wendy noted that Donna Pyrz is still soliciting for open spots.

ACTION: Wendy will send open course sponsorship opportunities out to all Board members.

The meeting was adjourned at 7:19 pm. There were no comments or questions from residents in attendance.

Respectively submitted, Kristy Radcliffe, Member at Large