

PSA BoD Approved 7/16/16
Pointe Service Association Inc.
Annual Meeting Agenda
April 16, 2016 9:00 A.M. Eagle's Nest

Convene Annual meeting at 9:16 am - President, Donna Stroup presiding

Attending Executive Board Members- President Donna Stroup, Treasurer Robert Hall, Secretary Susan Slaven, Past President Bob Holt, Vice President Bob Schippnick, Member at Large Michelle Hardman

Absent- George Hopstetter

Attending Roll Call of Directors-

Bay Pointe-Patrick Owen, Bay View- Glenn Adams, WE Courtyard-James Bottorff, Eagle Bay- John Lawrence, Eagle Bay II- Al Hohn, Eagle Cove-Stan Wilson, East Bay-Matt Hanlon, Fairway Knoll-Bob Schippnick, Front Nine-Jeffrey Born, Greenridge-Robert Hamilton, Harbour Pointe-Steve Jones, LaSalle's Woods-John Bernstein, Pointe Cove- Robert Hall, Pointe Retreat- Gil Himebaugh, Water's Edge I-Jeff Norris, Water's Edge II- Sunil Jain, Woodridge-Mary Alice Manley + Assistant Kim Smith

Introduction: Officers, Executive Committee, Members of the Board of Directors

Total Attending-124

Total Proxies by mail-98

Approval of minutes of the April 18, 2015 annual meeting.

Motion by Mary Jane Hall, 2nd Gary Paine. All in favor, None Opposed. Abstained.

President's Report of 2016 Activities- Donna Stroup

How to voice your opinions: Communicate with your village Board

TV update:

- First task was to repair the main trunk lines to get a signal to the units. Repairs to the main trunking system are nearly complete except for a couple of condos in Greenridge. A repair will be initiated within a couple of weeks in Harbour Pointe and they will have to cut across a road, but it will be fully repaired when the work is done.
- Improve the signal stability from the tower. The next task is hiring a tower climber to repair loose/broken lines.

New Gate system operating fairly well, with minor repairs

New, brighter, reflective gate arms have been installed

Planning for repairs to gate house at gate 5, across from Lakeview school

Sign repairs completed for main village sign

Renter's Fee assessments will appear on the July statements.

TWO Village Summit Meetings were held in 2015 to discuss issues common to all villages, but outside the scope of PSA: Sept 2015 - best practices (preferred vendors); Dec 2015 – insurance. Will continue for 2016.

Potential recycling opportunities w/Rumpke, multiple options to meet the needs of each village.

Sale of Resort – Although the sales has not yet closed, the anticipated new owners of the resort are Doug Thomas and his wife Paula Jenkins. Doug was raised in Nashville Indiana. He and his wife Paula have a 9 year

little boy. Doug is very enthusiastic about making this Resort what it once was and more of a family oriented community. He graduated from IU and has developed properties valued at over \$100 M. He currently is a commercial financial consultant and will operate his business from the Clubhouse. Paula is VP for Development at the Indiana University Foundation. Their goal is to be as active in the Resort as possible. A press release will be coming soon to the area as well as surrounding cities.

Treasurer's Report- Robert Hall

PSA reimbursed EPGR \$12,000 in 2015 for 2014 project

- \$12,000 for hole #10 waterfall pump & foot valve.

PSA reimbursed EPGR \$123,425.15 for 2015 projects.

- \$53,000 clubhouse roof
- \$26,274 Eagle's Nest flooring
- \$23,362 cart path bridges
- \$11,000 waterfall lights
- \$8,227 signage
- \$1,562 hole #4 pump

Presentation of 12/31/2015 Financial Statements

Presentation of 2016 PSA Budget- Robert Hall

- Assessment reduced from \$560/year to \$540/year (\$135/quarter)
- Rental assessment is \$100 for 202 units
- \$24,000 income from \$300 fee for resale transfers
- \$10,000 income from late fees
 - \$200,000 capital expense for Eagle Pointe Resort (PSA property owners receive 20% discount cards w/\$300 value)
- \$180,000 for security service
- \$50,000 reserve expense for PSA road repair project
- \$75,000 reserve expense for sluice repair project
- \$30,000 expense for PSA community TV
- \$26,400 for accounting/postage/mailings/collection/tax prep/transfer fees/bank fees
- \$15,000 for street light electricity, up 27%
- \$5,000 for security system maintenance
- Reduce transfer fee to CASI from \$85 to \$50 to \$0, saves \$4,000
- Road repair reserve deposit at \$48,000/year
- Security system reserve deposit at \$12,000/year
- Reduced landscape expense from \$5,885 in 2013 to \$2,000 in 2016
- Reduced bank fees expense from \$1,330 in 2012 to \$100 in 2016

Election of Directors for terms April 16, 2016- April 21, 2018

Nominees for election to the Board for a two year term.

Bay View	Glenn Adams
Front Nine	Jeffrey Born
Harbour Pointe	Paul Williams

LaSalle Woods	John Bernstein
Pointe Cove	Robert Hall
Pointe Retreat	Gil Himebaugh
Water's Edge I	Jeff Norris
Water's Edge II	Sunil Jain
Woodridge	Mary Alice Manley

Motion by Mary Jane Hall to approve the above election; 2nd by John Lawrence;
All in Favor; None Opposed; None Abstained. Motion carries.

Other PSA Rep changes for terms ending April 15, 2017

Greenridge	Robert Hamilton, replacing Donna Stroup
East Bay	Andrea Swift-Hanlon, replacing Jeff Schultz

Motion by Mary Jane Hall to approve the above election; 2nd by John Lawrence;
All in Favor; None Opposed; None Abstained. Motion carries.

Golf Resort update/potential upgrades - Bob Schippnick and Donna Stroup.

Immediate improvements-

- Dog shack improvement
- Tree Stump removal
- Trash can, located on hole 18
- Alongside main road mowed and bushes to be groomed
- Replacement of the HVAC system in the Clubhouse kitchen
- New golf carts have been ordered and delivery is scheduled to begin in June
- New menu for restaurant/bar
- Sound reduction for the extremely noisy pump system near Eagle Bay.

Longer term potential improvements-

- Bathrooms instead of porta-potties in two locations
- Structural engineer assessment & repair of the clubhouse pool deck and retaining wall
- Evaluation of the golf course irrigation system for improvement/replacement
- Development of 20-25 condos (replacing the current tennis courts) behind the Clubhouse to host “stay and play” packages
- Development to include a fitness facility for aerobic activities and weight room
- Clubhouse renovation

Future Business

- Development of mowing/snow removal to service village HOA needs through-out the year. Long term goal is to have enough work through the winter to keep golf maintenance employed all year.
- Clubhouse pool amenities will be regulated with entrance requiring a PSA membership or a small fee.
- Current PSA social membership of 20% will continue through this year with no \$\$ limitation. Looking to improve the system going forward, to replace the old card system.
- Hoping to organize wine tasting events and charity functions.

Update on Road Repairs Bob Schippnick-

- Yet this year, sluice repair at bottom of hill between entrance of Woodridge and the Clubhouse ravine, lake side is owned by PSA.
- Guard House Gate 5- currently gathering quotes. This will match the main gate house.
- Working with Duke Energy to remove old product from PSA premises.

Future items to add onto the pointeservices.org web site:

- Clubhouse menu.
- Entertainment schedule.

Comments from Security- Steve Hinds

- Be sure to call in your guests.
- Activity going on at night that is suspicious, call security.
- Have a registration card filled out, for owner key release.
- Reports on crime statistics minimal. Primary complaint concerns theft from unlocked vehicles. Fireworks are not allowed.

General Member Comments

Suggestion box for new owner of Resort from homeowners.

Motions to adjourn by Ralph Shive, 2nd Donna Stroup. None opposed; None abstained.

Draft for Member Approval in April 2017