**Board Members Present:** Max Munger, Duane Heidemann, Larry Reich, Aubrey Mumford, John McCall and Len Addiss

**Board Members Not Present:** Dennis Baker, Amy Rispin and Fran Borsh

**Staff Present:** Rhea Webster and Jeff MacDonald

**Property Owners Present:** Gary Heal

Board member, Max Munger called the meeting of the Drum Point Property Owners’ Association to order at 7:00 p.m.

**Public Comment –** None offered

**Office Update -** Rhea Webster reported as follows:

1. The report, documenting Special Tax District (STD) administrative and general operating expenses for the second quarter of 2013 is complete and will be submitted this week. The amount to be requested for reimbursement from County-held STD funds is $14,432.52.
2. The September General Membership meeting must be scheduled. Some property owners complained about the timing of the last meeting, held on Saturday, the 29th of June at 1:00 p.m., as too late in the day. (The agenda was amended, to include a discussion of the September meeting under New Business).
3. The tentative deadline for the winter newsletter is August 9th, in order to allow time for review and approval by the Board. Thus far, the newsletter includes a piece on the environment, a list of the 2013/2014 Board members and their contact information, and an article concerning the relatively low voter response for the most recent Board election.
4. Two court dates have been scheduled for claims filed to collect past-due Covenant fees; July 30th and September 3rd. The claims to be considered by the court on those days total $1,624.00, excluding court costs. Approximately $1,500.00 has been collected from property owners who chose to pay once they received notification of the court action.
5. The Office Manager will be out of town from September 10th – September 24th. In addition, she will be taking classes on Tuesdays and Thursdays from July 11th – August 27th. Video will, as always, be taken of the August and September Board meetings. The minutes will be transcribed, by the Office Manager, from those videos.

**Approval of Minutes –** Max Munger made a motion to approve the minutes from the June 11, 2013 Board meeting, previously distributed to the Board via e-mail. The motion was seconded, and the minutes were approved as distributed.

**Election of Officers:** John McCall made a motion to table the Election of Officers until a future meeting, with a President Pro Tem elected during this meeting. The motion was seconded and after discussion, passed by a margin of five in favor (Max Munger, Aubrey Mumford, Len Addiss, John McCall and Larry Reich) and one against (Duane Heidemann). Len Addiss made a motion to elect Max Munger President Pro Tem. The motion was seconded and passed unanimously. A special meeting will be held on July 23, 2013 to elect officers and reaffirm committees.

**Committee Reports:**

**Action Items** – Jeff MacDonald reported on the recently advertised Rejuvenation project. The following was noted:

1. Two proposals were received for the 2013 Rejuvenation project with a difference of approximately $6,000.00 between the two proposals.
2. The two companies who submitted proposals specify different products. In addition, a third product was used with the initial Rejuvenation application in 2007.
3. Because of the significant difference in price and the variance in products, further investigation into the difference between those products is being conducted. Both companies have been contacted and have provided additional information. Both have also offered to speak with the Board either in person or via teleconference.
4. After discussion, the Board directed Rhea to contact each company via e-mail to inquire as to the price and availability of the product used in the 2007 Rejuvenation treatment. The issue will be revisited once that information is received.

**Treasurer:** Max Munger reviewed the year-end Profit and Loss Statement. The current Profit and Loss Statement and Balance sheet were also distributed for review.

1. Covenant income was approximately $2,000.00 higher than expected due to the collection of past-due fees. Association Dues collected were slightly below the amount predicted.
2. State Highway User Revenue saw a slight increase over the previous year. The recent increase in the gasoline tax is earmarked by the State for infrastructure improvements versus distribution.
3. Administrative and Operations and Maintenance costs decreased over past fiscal years.
4. STD Capital expenses increased, with several road and storm water management projects completed in the last fiscal year.
5. There is currently $167,233.00 in Special Tax District funds being held by the County on behalf of the Drum Point Property Owners’ Association.

**Environmental:** No report

**Planning Committee –** No report

**By-laws Committee –** No report

**Old Business:**

**Use of the Drum Point Right of Way:** The following was noted:

1. During the June meeting of the General Membership, a property owner on Dove Court requested that he be allowed to purchase (or acquire in some manner) a portion of the Drum Point right of way in order to be able to erect a fence.
2. A motion was made during the meeting to allow the owner to erect the fence in the Drum Point right of way on Dove Court, with no transfer of common property. It is understood by the motion that the property owner erects the fence at his own risk and with the knowledge that, should there be a need for the DPPOA to use the right of way, the fence will be removed.
3. Rhea crafted a letter to serve as a contract and record of the motion. The letter was sent to Dennis Baker, as Vice President, for review. It will be sent to the full Board for review as well.

**New Business:**

**September Membership Meeting:** After discussion, it was decided the September meeting will be held at 10:00 a.m. Saturday, September 28, 2013. A date will be determined for the December meeting in time for review and approval by the Board during the next Board meeting.

**Committee members:** The Board endorsed current committee members until the July 23rd special meeting.

**Policies and Procedures Manual:** Copies have been distributed via e-mail to all Board members for review. Suggestions for changes should be submitted to the Board for comment.

**Confidentiality Statement and Standard of Conduct:** Copies were distributed to those new members who were present. The document should be read, signed and returned to the office for the record. Any questions regarding the document can be brought before the Board.

**Public Comment:** Gary Heal reminded the Board that Jeff MacDonald had been asked to compile a list of those roads in need of paving. This should be added to the Action Item list.

Len Addiss asked Larry Reich if a wooden structure which is floating in Lake Charming, near the Bay Causeway can be removed. Larry stated that he will take care of it.

The next regular meeting of the Board will be held on August 13, 2013. With no further business to discuss, a motion was made to adjourn the meeting. The motion was seconded and passed unanimously. The meeting adjourned at 8:05 p.m.