



POINT OF SAND POINT HOME OWNER'S ASSOCIATION BOARD MEETING

Wednesday, February 4th at 8 PM
Zoom Meeting

MEETING MINUTES

Board Members: Margie Bartmess, President; Dennis Richey, Vice President; Christine Wroblewski, Treasurer; Mary Lawson, Secretary; Bryan Bender, Trustee (absent); Dan Wissner, Trustee; John Flavin, Trustee.

Meeting Called to Order: 8:12 PM Margie 1st, John 2nd, Motion Passed

Agenda Items:

1. Certificate of Corporation Existence Status
 - 10/28/2025 filed. Nietzsche & Faupel is law office and our contact is Nancy Smith. Received letter from IRS asking why we submitted. Nancy checked paperwork and validated 30 year limit. The law may have changed and this is being investigated. Lawyer will provide further guidance.
2. Setting up a new HOA website or using the current one the Pros and Cons and what the State of Michigan is suggesting as Best-practice approach
 - Approximate cost is \$450 a year. Google Workspace is a good platform to consider. Allows two users. Should not be using personal emails – emails should be appointed to pspsa.org.
 - How to ensure open dialogue with members. A single-entry point (email) would be desirable.
 - Margie is scheduled to speak with Bender(s) on how to navigate current website and convert to another platform if possible. Current platform is GoDaddy. John Flavin is a good resource to assist Margie in website options.
 - Folders for each category. All documents need to be placed in pdf.
3. Dredging
 - Plan is to come in 600 feet into channel and go towards right – cut 50 feet wide to end of berm in front of north park (1,000 feet total in length). Requires 6 ft depth. Bid will be signed when verbiage of contract includes final payment only if dredging requirements met. A party from Point West

and PSPA will need to sign off. Dennis is out entire month of March. John will help monitor dredging. Predicting water maybe down another 6 inches. Savin is dredging company and quote is \$120,000 split between PW & PSPA.

4. Weeds/Phragmites
 - Dennis discussed with Savin a weed control schedule prior to Holidays
 - Margie will contact reference for phragmites control.
 - Dennis will speak to Savin regarding phragmites.
 - Homeowners responsible for eradication of phragmites on personal property.
5. Beautification – Damage and repairs needed to North Park and Flag Pole. North Park sign is damaged and knocked over.
 - North Park sign was damaged in wind storm. Base is destroyed. Dan will look at and at least keep sign.
 - Clips that hold flag on were damaged in wind storm. Flag needs to be removed at end of season to prevent damage.
6. Status of changes to Bylaws
 - There are articles that need to be removed totally. Before presenting to community, it is suggested the board reviews entire document and suggests improvements in ambiguous rules.
 - How does community address issues with non-payment of dues. Placing lien on property not practical and funds would not be recouped until property sold. Have privileges evoked? Terri from bank stated you can take to small claims court. There is still one property within PSPA that has not paid for two years.
 - Bylaw changes need to be voted by entire community.
7. Request by Carolyn Muha for Financials and Minutes of the Annual meeting
 - Christine sent Carolyn annual meeting financials today. She received minutes previously.
8. Contacting Frontier to follow up on the walk through that Dennis and I did back in the fall. They didn't follow through on what they said they were going to do (e.g.) moving several of the large boxes off of member's lawns and replacing some with smaller boxes as well
 - Dennis & Margie had meeting with Frontier and walked entire neighborhood to discuss damages. Frontier promised to mediate all damage in spring.
 - Three holes in road – Dennis went out for quote for repair.
 - Frontier sending out flyers for signup.
9. Received request to quote for buoys and sticks. Quote needs to include both placement and removal. Christine will reply.
10. Validate ACC Committee members and Dennis Richey will represent board.

11. Denny from Shoreline snow plowing will be sending additional bill for salting twice at end of season. Any work over ten times will cost \$185 per plow.
12. Current Financial Statement and Projected Budget Attached – Christine Wroblewski

Motion to Close Meeting 9:22 PM 1st Margie, 2nd Dennis, All Approved