**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETING**

**Sandcastle Property Management**

**16266n San Carlos Blvd/. Suite 10**

**January 16, 2024 at 5pm**

**Call to Order:** The meeting was called to order 5:00 p.m. by President, Dennis Corcoran

**Notice of Posting**: Notice of meeting was posted at the front gate and on the community website 7 days before meeting.

**Quorum:** Certification of quorum with five Directors present:

 President: Dennis Corcoran

 Vice President: David Scharnweber

Secretary: Eunice Churchill

 Director: Gordie Redshaw

 Treasurer: Dan Losey

Also in attendance: Matt Deavers (Community Assoc. Manager), Evelyn Scharnweber (ARC), and homeowners Ron Curry, Joe Dallas and Leo & Linda Michaud.

**Reading and Approval of Minutes:** A motion was made by Eunice Churchill to approve the December 20, 2023 Board of Directors Minutes as written. Motion was seconded by David Scharnweber. All were in favor and motion passed 5-0.

**Treasurer’s Report**:

2023 Year End Accounts were not available, so there are no significant changes to last month’s figures.

The surplus for 2023 is projected to be $35 674. Part of this will be applied to the future project of milling and paving the road.

**Committee Reports:**

**ARC** – 15044 - change exterior paint color. Approved

Discussion took place regarding an application from a homeowner to have a flat concrete tile roof installed. Discussion got heated and contentious. As of now, the application will be denied, while the Board considers options and proposed changes to the guidelines to be voted on at the Annual General Meeting.

**Violations** – 15017 have no “mullions” on one of their front windows. A letter will be mailed asking for the homeowner to rectify matter.

**Security** – Nothing to report.

**Landscaping -** The new plants at the entrance are doing well, and showing growth already.

**Old Business:**

Gate Repair – gate has been installed, and the actuators are operational. One of the hinges on the left exit gate has eroded and needs to be replaced. Jason from Diamond Access will take care of this. The gate will be kept open until a new circuit board/battery backup can be installed. In case of a power outage the gates need the battery backup to operate the gates.

Call Box at gate – still looking into estimates for replacing call box.

Cameras at gate have been installed. A temporary glitch will be repaired and the cameras will be operational once again.

Dennis presented a fourth quote on the road mill and pave. The best price available was in the $95 000 range. Further discussion will take place at the next meeting.

At this point in the meeting, after discussing how to pay for this and the cost of replacing the circuit board at the gate, along with the contentious discussion earlier regarding ARC and Guidelines, it continued to get heated and loud. At this point in the proceedings Dan Losey stood up and stated “I am out of here” and as he walked to the door said “I quit”. At 6:41pm Dan Losey left the meeting, and Dennis Corcoran thanked him for his service.

**New Business**: Nothing to report.

**Open Forum**: Leo Michaud asked about fireworks and if they were allowed. On New Year’s Eve a homeowner let off several fireworks and left a mess on the road. There was also ash and residue deposited on several vehicles from the fireworks.

A rule regarding the use of fireworks in the Community will be included in a vote at the AGM, and added to the Rules and Regulations.

**Date/Time/Location of Next Meeting:** Next meetingwill be on

February 13, 2024 at Sandcastle Property, San Carlos Blvd.

**Adjournment:** With no additional business to discuss, the meeting adjourned at 6:57 pm.