**COLONIAL POINTE COMMUNITY ASSOCIATION INC.**

**BOARD OF DIRECTORS MEETING**

**Sandcastle Property Management**

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

**December 19, 2023 at 5pm**

**Call to Order:** The meeting was called to order 5:09 p.m. by Vice President, David Scharnweber.

**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 (via telephone)

Vice President: David Scharnweber

Secretary: Eunice Churchill

Director: Gordie Redshaw

Treasurer: Dan Losey

Also in attendance: Matt Deavers (Community Assoc. Manager), and Tonya Losey (ARC).

**Reading and Approval of Minutes:** A motion was made by Dan Losey to approve the November 14, 2023 Board of Directors Minutes as corrected. Motion was seconded by David Schaarnweber. All were in favor and motion passed 5-0.

**Treasurer’s Report**:

Although some line items are under budget, others are over budget. To date we have spent $868 on Office Expenses, but still have a few months to go until year end.

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** – 15000 - change exterior paint color. Still under review by ARC

**Violations** – Three homeowners who received letters regarding replacement trees have responded. One homeowner states that the tree that was removed was in fact an Oak and does not need approval. This has been disputed by a Board Member who will follow up with his findings. The second homeowner stated he was unaware of a letter and will look into it. A third homeowner did purchase a replacement tree and has the plant in a pot – Gordie Redshaw to follow up and see if this is acceptable as per docs.

**Security** – A neighboring development recently reported activity by persons unknown attempting entry to private property. The Sheriff was made aware of the situation several days later, and he advised that he should have been called immediately. The Community Liaison Officer is going to be contacted by Gordie Redshaw and invited to talk to residents at the Annual General Meeting to be held in April 2024.

**Landscaping -** New plants have been installed at the entrance by Albert Tack. Gordie Redshaw suggested that he talk with Albert and get his opinion on what we could do with the east side plantings when rainy season begins.

**Old Business:**

Gate Repair – gate is at the powder coating plant, and should be ready by the beginning of 2024.

Call Box at gate – discussion on what is needed for call box to be operational once the gates are up and running. An email will be sent to homeowners requesting they update their information for gate access. David and Eunice to work with Matt on getting this done as soon as possible.

Repairs to the column at entrance gate have been completed. Thank you Dennis and Gordie.

Dennis will continue to investigate the process of repaving vs. edge milling and the costs associated with this. Discussion tabled to January meeting.

Dennis met with Securetec on the installation of cameras at the gates. In comparison to other estimates, it appears that Securetec is the most favorable option for us.

Motion was made by Dennis Corcoran to accept estimate from Securetec, not to exceed $3142 to install 4 cameras at entry/exit gates. Motion seconded by Dan Losey. Motion passed 4-1.

Gordie Redshaw was opposed as there is no evidence of internet service at gate.

Tonya Losey presented the ARC Revisions. The revisions had been delivered earlier to Board members to review.

Motion was made by Dan Losey to accept the revised guidelines as written. Motion was seconded by Gordie Redshaw. All were in favor and the motion passed 5-0.

The revised guidelines will be emailed to homeowners and posted to website.

**New Business**: Nothing to report.

**Open Forum**:

**Date/Time/Location of Next Meeting:** Next meetingwill be on January 16, 2024 at Sandcastle Property, San Carlos Blvd.

**Adjournment:** With no additional business to discuss, the meeting adjourned at 6:54 pm.