

**INDIAN POINTE CONDOMINIUM OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JANUARY 15, 2022**

MINUTES

CALL TO ORDER: President Dan Paulson called the meeting of the Indian Pointe Condominium Owners Association, Inc. Board of Directors to order at 8:31 a.m. at the Indian Pointe Clubhouse. Board members present were: Dan Paulson, Bob Cassout, Jeff Seele, Alan Messick, Rich Clausen, and Roger Stolle. Robert Otte and Jerry Brewer were present via Zoom video conference. Absent: Inge Roark and Dana Mast.

Representing Missouri Association Management, LLC (MAM) was Della Miller. Representing Wilson, Toellner & Associates CPA was Kim Watson.

This meeting was available to owners in-person as well as Zoom video conference.

APPROVAL OF MINUTES: Mr. Clausen made a motion to approve the minutes of the September 18, 2021, October 11, 2021, November 13, 2021, and November 16, 2021 meetings as submitted. Mr. Stolle seconded the motion. The motion carried.

REPORTS

Financial: Mrs. Austin presented the 2021 year-end financial reports in detail and answered questions. Mr. Cassout made a motion to approve the financials as presented. Mr. Clausen seconded the motion. The motion carried.

Management: Mrs. Miller provided a written management report and answered questions. The focus has been on maintaining the complex during winter storms. Management actively reminds owners of steps to take during winter storms, ice melt has been placed at each unit door, and the parking lot and stair towers were treated during the two storms that have already occurred in January. Mrs. Miller shared with the Board, recommendations made by Community Association Lawyers on understanding the risks involved with the winter conditions. Mrs. Miller recommended the Board adopt a specific plan for snow and ice removal. Owners have been asked to let Management know when they will utilize their unit during the winter season as part of a snow/ice removal plan; however, compliance has been unsuccessful. Treating all decks is costly and the ice melt product is hard on decks, steps and deck hardware. Discussion followed.

Mr. Messick made a motion for MAM to utilize an electronic or regular mail submission survey to encourage all unit owners to submit a definite response to the question of whether or not they want salting and snow removal for the current winter season and to point out salting damages deck boards and snow removal is an additional cost to the Association. Using the data from this survey, MAM shall develop a snow removal plan which utilizes this data in order to save the Association money. Mr. Brewer seconded the motion. The motion carried. It was the consensus of the Board members that a policy would be adopted following results of the survey.

UNFINISHED BUSINESS

There were no unfinished business items to discuss.

NEW BUSINESS

Architectural Standards: Mr. Paulson reported the Board is developing a manual/policy of guidelines to list pre-approved projects such as flooring - as it relates to acoustic concerns, storm doors, etc. The guide will allow Administrative approval for applications submitted that meets the pre-approved guidelines and requires Board approval for any project submitted that is not on the pre-approved list. Discussion followed. The guidelines will be made available to owners as soon as it is finalized and approved by the Board.

Resolution: Mr. Paulson reported the Board is developing a Board Member Code of Conduct for all current and new Board members. This is currently in draft form.

Structural Engineer Report: Ron Hansen, Structural Engineer, is in the process of inspecting lakeside patio decks. He submitted pictures to the Board of isolated maintenance issues that will need to be addressed. Other concerns include the need to replace stair brackets and joist hangers, which are projects Management is in the process of working on. A comprehensive report will be submitted once Mr. Hansen completes his inspection process.

Spectrum Contract: Mrs. Miller reported the current bulk account expires on 7-14-22. However, a new contract has been negotiated early, that will result in a monthly savings of \$407.86 per month. In addition, Spectrum will pay the Association a \$100.00 per door payout fee, resulting in \$15,600 to Indian Pointe. It was the consensus of the Board to approve the proposed contract.

Project List: Management submitted a Draft Project List of recommendations that have been made by Management, Owners, and Board Members. Estimates will be added as soon as they become available. As projects are approved by the Board, the status of the project will be reported (completed, in-progress, amount allocated, amount spent to date, etc.) The Board will decide to add, remove, and prioritize items from this list at any time.

Mr. Paulson reported that part of the project list consists of roof replacement. Mr. Otte will work with MAM to obtain bids and oversee the project once it is approved.

Erosion Wall: Mr. Seele and Mrs. Miller updated on the erosion wall project. The project has been delayed for a year for a series of reasons; some contractor scheduling delays and other delays that were beyond control due to weather conditions, barge availability, etc. The contractor has indicated that he is no longer interested in this project. In an effort to complete the project, it was the consensus of the Board to seek a different contractor.

Emergency Preparedness: Management is working with Camden County MO Emergency Management Agency (EMA) to develop a plan to help owners be more prepared for severe weather and other emergencies. During an initial walkthrough, the EMA noted the emergency water shut-off valves are located in tunnels that are currently locked thus EMA recommends the Association make these locations available due to the placement of the emergency shut-off valves and provide space for owners to utilize if they feel it is a safer option than their unit. It was noted the tunnels are not approved as "shelters" due to the lack of metal reinforcement beams in the ceilings and walls. Discussion followed.

Mr. Seele made a motion to install digital locks in all access tunnels and provide owners the access code. Mr. Stolle seconded the motion. The motion carried.

Building 5 Representative: Mr. Paulson stated the Board needs to appoint a Building 5 Representative to fill a term that will expire in November of this year. An owner in Building 5 has expressed an interest and the Board will interview and appoint in the coming weeks.

OWNER CONCERNS

- Mr. Paulson reported a couple owner concerns that have been brought to the Board; one may have been a misunderstanding regarding PWC slip rental. The policy has been consistent: PWC and trailer storage rentals are charged on a calendar year basis, no proration. The rental for PWC slips is \$250 for the older slips and \$500 for the new upgraded slips.
- Mrs. Miller explained a few scenarios of people trespassing to fish off docks and how they have been handled. Discussion followed regarding the rule of guests being accompanied with the owner. It was the consensus of the Board to continue the current procedures.

MEMBER QUESTIONS OR COMMENTS

There were no other questions or comments.

THANK YOU

Mr. Stolle donated a TV for the Clubhouse to use for presentations. Thank you, Roger!

ADJOURNMENT

Mr. Messick made a motion to adjourn the meeting at 11:00 a.m. Mr. Stolle seconded the motion. The motion carried.

The Regular Session meeting was called back to order at 11:45 a.m.

Management Contract: Mr. Messick made a motion to approve the 2022 Management contract with Missouri Association Management, Inc. Mr. Stolle seconded the motion. The motion carried.

Mr. Clausen made a motion to adjourn the meeting at 11:56 a.m. Mr. Messick seconded the motion. The motion carried.

Respectfully Submitted,

Alan Messick, Secretary
Indian Pointe Executive Board of Directors