

Viewpoint HOA Annual Meeting  
Tuesday, January 31, 2023 – 6:00 pm  
Viewpoint Clubhouse

Board Members in attendance: President Brad Freiheit, Vice President Dennis Henderson, Treasurer Andy Grover, Member at Large Kristi Menix, Member at Large Jay Brosky, Webmaster Dick Horn, Recording Secretary Diane Helser.

The meeting was called to order by Brad Freiheit at 6:00 pm.

**Secretary's Report:** Minutes were approved as written.

**Financial Report:** The balance sheet, Dec. 2022 Treasurer's Report, 7 homes sold, budget, and audit were all in the annual packet. Andy reviewed the 2023 budget. Dennis Henderson made the motion to approve as presented, Kristi Menix seconded. Approved unanimously.

**Budget Results:** 60 total. 58 for, 2 opposed. The budget passed. There were no elections needed.

#### **Old Business:**

Common Area Management Committee: Nothing at this time. It's too cold.

Landscaping Committee: Nothing to report.

Spa and Pool Maintenance: We are considering adding a valve on the pump for both the spa and pool so we won't have to roll the cover back to test ph levels. We're putting a timer on the pool. The spa already has a timer and has created significant savings.

Architectural Committee: Nothing to report.

Communications/Website: Dick Horn has received a lot of questions about our website. He put together about a 5-minute presentation to address the questions and describe how the website was constructed.

Garbage Committee: Diane Helser presented an overview of where we sit with each of the three companies we are researching for the end of our contract.

Arroyo and Camino Casa Verde Cleanup: The cleanup has already been done. Maintenance will be handled by Points West. The county came and cleaned up East and West on Via Alamos.

#### **New Business:**

Pool and Spa: Drain and re-caulk of tiles will be the upcoming repairs, which are in the Proposed Budget. It will be down for approximately one week. This fix should hold for approximately 10 years. We will notify the residents when we have the contract and know when the work will occur. We are also trying to determine what to do with the surface of the section under the protected area which is bubbling and peeling when it gets wet.

Library: Barb Doering wants recommendations as to how to maintain the library. We are running out of space.

Questions/Comments: The entire board was thanked for the upgrades to the landscaping around the clubhouse.

The quality of the Shuffleboard Court has been in such disrepair that it will be changed to an area for Cornhole.

Next Board Meeting: Tuesday, March 14, 2023 at 1:00 p.m.

Meeting adjourned at 7:10 pm.