

Viewpoint HOA Meeting
Tuesday, January 9, 2024 – 1:00 PM
Viewpoint Clubhouse

Board Members in attendance: President Brad Freiheit, Vice President Dennis Henderson, Treasurer Andy Grover, and Members at Large Kristi Menix, and Doug Davidson.

Additional HOA members in attendance: Thea Arai, Ada Davidson, Marina Freiheit, Marva Henderson, Deb Darcy, Erwin and Jeannie Greven.

The meeting began with three members of the fire department giving a demonstration on how we would use the new AED we purchased for the Clubhouse. The next trainings are Feb. 3rd and 17th. Cost is \$65 for both CPR, AED and First Aid or \$45 for just CPR and AED. Note: The Good Samaritan Law covers you in case of any issues that occur while helping an individual.

The business portion of the meeting was called to order by President Brad Freiheit at 1:35 pm.

Secretary's Report: The minutes of the December 12th meeting are posted on the website. A motion was made by Dennis Henderson to accept the minutes as written. The motion was seconded by Andy Grover. Motion passed.

Treasurer's Report: Treasurer's report was presented by Andy Grover. There have been some significant changes compared to last year. We've added two CDs. We have fund balances that are growing. We know we need money in reserve to cover any issues that may arise and don't need to ask for additional money from our homeowners (i.e., sewer fails, pool issues, roofing issues, etc.). In looking at the differences noted, we know that the installation of the steps and handrailing were worth the expenditure. Although the gas bill was over budget, we added timers to conserve costs. Diane Helser moved to approve as is. Kristi Menix seconded. Motion passed.

Common Area Management Committee-Landscape:

Randy Brunkhorst laid most of the rock that surrounds the area. There have been many homeowner volunteers helping to keep the area well maintained.

Spa/Pool: The pool and spa heaters are now shut down for the month of January and possibly February in an effort to reduce the \$700 gas bill. The heaters have been shut down, but can be started up again if requested for a certain date. Currently the pumps are running to keep the water running. The maintenance company still comes to maintain the quality of the pool. We don't need to check the Ph levels more than once a week. The outside shower has been shut off.

Architecture Committee: No Report.

Website/Communications: There have been no issues with the website.

Old Business:

CPR/AED: Kristi is in the process of drafting some guidelines. We'd like to know if anyone has already taken the course and if they'd like to have their name and phone number listed. In an emergency, the

important thing is to start the process even if there is no one that has taken the course. However, the more people that have the training, the better it is for our whole HOA.

Annual Dues Update:

Andy Grover explained that everyone received a letter in the mail in December explaining the new rule concerning fees for late payment of Annual Dues. Even though we haven't posted how to pay by Zelle or credit card, we have been able to do that for a couple of homeowners. Zelle is free. Payment by credit card incurs a \$12 fee but is available.

Waste Management Update: We have called our HOA Contact Tierra Crawford to follow up and make sure the credits will appear for the last two invoices on everyone's upcoming bills.

New Business:

A homeowner called Brad to ask about the refundable cleaning fee that has not been collected in recent history. Rules for Usage of the Clubhouse may need to be revisited. The forms on the website have not been used by those looking to use the Clubhouse for personal use.

We received a note that our handicap area is not being followed correctly. Doug Davidson will look into the proper markings and the quantity of handicap to regular spots ratio.

The Annual Meeting will be on January 30th at 6:00 pm.

Next Potluck: Thea Arai reported that the theme will be the Lunar/Chinese New Year (year of the Wood Dragon) on January 20th at 4:30.

Motion to adjourn was made at 2:20 pm.