



Pointe South Property Homeowner's Association

**General Member Meeting Minutes**

05/03/2022 6:00pm: Pool House

- I. Call to Order – LD called meeting to order at 6:02 pm
- II. Roll Call – called 4 current members of Board – Lillian Derouen, Eric Hyde, Melanie Richard, and Trey Castleberry. Announcement of Raena Bolton's resignation from Board as Member at Large.
- III. Approval of the Agenda - TC motion, EH second
- IV. Approval of the Minutes - TC motion, EH second
- V. Old Business
  - a) Recent Projects Report – Eric Hyde, HOA VP, discussed in detail the recent projects complete by the HOA and Board, including deep cleaning of pool and clubhouse before opening date, subdivision entrance decorations for holidays, all new lighting up front (instead of constant electrician work). Slaton Stone, resident in attendance, stated he is an electrician and would be happy to assist if needed.
- VI. Financial Report – Melanie Richard, HOA Treasurer, presented current financials as such: Current balance of \$22,900. YTD we have collected 80% of 2022 dues with an expected uptick when pool season begins (which is a trend). 2021 overdue balance: \$17,000 outstanding, of which \$12,600 is overdue dues. She also reported that the HOA is averaging ~\$3,300/mo. in expenses. She informed attendees that detailed/line items financials can be accessed on the PMI portal. She noted that March 2022 expenses were unusually high attributed to the \$4,000 loan balance payoff of the 4-year loan taken out to repair pool and poolhouse following 2016 floods. In 2016 the HOA had to gut the poolhouse and pipe burst in winter.
- VII. Activities of the PSHOA Board of Directors
  - a) PMI - Property Management company – Eric Hyde talked about our property management company, collecting dues, sending violation notices, and that “there’s an APP for that” to access everything.
  - b) Entrance Lighting/decorations/maintenance – repaired, replaced, PMI technically oversees that. Estella Juneau, resident in attendance, said front ditch looks really



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bad and volunteered to Scott Masterson with the City of Zachary about getting it cleaned.

- c) Pond Maintenance & Fountain Repair – front pond fountain has been repaired. Under warranty and paid only 10% of estimated expense.
- d) Clubhouse Maintenance – clean up, regular maintenance, rentals throughout year, etc.
- e) Pool Season, Access Codes & Enforcement Policy – Reminded everyone that pool opens Friday and PMI is handling pool access code distribution, if up to date they will send your code. Pool rules are everywhere and the HOA will be enforcing them! Zero tolerance/one-strike policy this year. How will homeowners handle obvious violations? Text/call HOA number and we will respond. Suggested we put out communication about “See something, say something” about texting the Google number to avoid confrontation. HS kids were sharing codes last summer, but we will not be allowing that activity this year. Parking on street, etc.
- f) Communications – email, facebook, posted signage – no more USPS
- g) Community Activities – movie nights at the pool, turnout is typically low, food trucks at poolhouse, etc. if homeowners have ideas, please engage us so we can build a community. Rent bounce house, barbeque, etc. – attendees give ideas.

### VIII. New Business

As the Board had no new business to discuss, the floor was opened for comments/discussion:

- Parking on street – Several residents complained about vehicles parking on the street. Trey Castleberry reminded everyone that our bylaws are old and from the time of neighborhood construction. There is little in way of enforcement clause or enforcement penalties. 2022 HOA Board is looking on to take on revision of covenants. Lillian Derouen mentioned we need 85% of homeowners to approve and vote for ratification. We may add or remove current things. Once we have a good draft for review, we will seek community input for changes before going to vote. Estella Juneau volunteered to help out.
- Speeding problems in subdivision – Residents and board discussed. Board will engage ZPD again to do speed traps. Laura our councilwoman is running for Mayor – and all were asked to press her to get something happening. Speed humps on streets?
- Look into DEMCO pool security light. Estella will reach out on our behalf.



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### IX. Comments and Announcements

- Damaged sign at end of Pointe South Dr. (Laura, John Hopewell).  
ADT James Day (resident) wants to solicit business. He'd donate the product if we signed up for monthly monitoring/service.

### X. Adjournment

Melanie Richard motioned to adjourn at 6:50. Lillian Derouen seconded and adjourned meeting.