

**Pier Point Village 2**  
Board of Directors Meeting Minutes  
April 27, 2022

**Board members present:** Cynthia Haynes and Janet Culp

**Board members absent:** None

**CPMG:** Mark Dougal, AMS – Association Manager

Quorum of Board of Directors established. Meeting called to order at 11:00 AM by Cynthia Haynes. Minutes were taken and transcribed by Mark Dougal.

**Minutes:** February 23, 2021

- **Motion** to approve the minutes was made by Cynthia Haynes, seconded by Janet Culp and passed unanimously.

**Homeowner Forum:** There were 2 owners present. They had questions regarding the reserve study, landscaping and traffic concerns.

**Presidents Report:** n/a

**Association Manager's Report:** Mark Dougal

- Update on monthly operations.

**Discussion Items/Old Business:**

- The Board discussed the current vacancies on the Board of Directors. There was no one interested in joining at this time.
- The Board discussed the possibility of xeriscaping parts of the community to save on water and upkeep. This was tabled for more discussion on the spring landscape walk with the Land Tech.

**Contract Proposals:**

- On a motion duly made, seconded and unanimously carried it was resolved to approve the deck replacement bid for unit 3850A from Manning Construction in the amount of \$6,582.50.
- On a motion duly made, seconded and unanimously carried it was resolved to approve the policy updates from Alcock Law Firm for the Rules and Regulations, Non-Discriminatory Policy Regarding Payment of Insurance Deductibles, Policy For Investment and Handling of Reserves, Policy Regarding Board of Director Conflicts of Interest, Policy for Collection of Assessments, Policy for Disclosure and Copying of Records, Policy for Covenant and Rule Enforcement, Policy for Alternative Dispute Resolution, Policy for Adoption and Amendment of Policies, Procedures and Rules, Policy Regarding Disposal of Personal Identifying Information and Meeting Policy.
- The Board discussed an asphalt repair bid from A1 Chipseal. This was tabled for more discussion.

**Financials/Legal:**

- **Motion** to accept the March 2022 financials presented by CPMG, subject to audit, was made by Janet Culp, seconded by Cynthia Haynes and passed unanimously.
- **Motion** to approve assessing the following fines:
  - 3820A – 3<sup>rd</sup> violation – Storing construction mats next to garage - \$200
  - 3850A – 2<sup>nd</sup> violation – Vehicle maintenance on property - \$200
  - 3942C – 3<sup>rd</sup> violation – junk/garage stored outside of residence - \$200
  - 3942F – 2<sup>nd</sup> violation – trash bag on deck - \$200

**Correspondence:**

- The Board reviewed a payment plan request from their attorney about a specific unit. A 12 month payment plan was accepted if they can pay \$2,000 immediately.

**Architectural Requests:**

- 3950E – windows and door replacement - Approved

**Adjournment:** 12:35 AM

**Next meeting:** May 25, 2022 at 11:00 AM – Offices of CPMG

Minutes approved:

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President

Date