

OBSERVATION POINTE
MINUTES FOR BOARD OF DIRECTORS MEETING
February 21, 2023 6:00 p.m.
Pedrick Road Library

Call to Order

- Board members present: Charlie Miller, Mason Stacy and Doug MacInnes
- Notice (Sign posted 2/16/2023)

Meeting Minutes

- The November 29, 2022 board meeting minutes were unanimously approved.

Financial Report

- Only 3 members have not paid dues. Management will send reminder letters paid to them.
- Online pay option report. PayPal option will come down March 1, 2023.
 - 17 paid using the online feature
- Year End Financial Reports were reviewed and approved.

Management Report

6173 resident passed away. A new owner has moved in.

ACC Report

Annual Members Meeting

- **THURSDAY, April 20, 2023 at 6:00 p.m.** at the Pedrick Road Library. All Tuesday evenings in April already booked by the library (no pun intended)
- Charlie Miller, Mason Stacy, and Doug MacInnes are candidates for next year's board.
- Doug and Lisa will work on required mail-out notice of annual meeting.
- Information on the Annual Members Meeting will be mailed March 31, 2023.

Spring Block Party

- **Saturday, March 18, 2023** from 3:30 – 5:30 under the tree across from 6073
 - Large bounce house reserved. Mason bringing kiddie bounce house.
 - Lisa will mail Newsletter re: party by February 28.
 - Doug – sign, subs, pizza, bounce house
 - Mason – name tags, small (personal) bounce house for little kids
 - Aaron – Trash Cans
 - Cory – ice chests, ice, and drinks

Old Business

- Mailboxes & posts. Mason Stacy gave a report on mailbox repair/upgrade from Mr. Mailbox.
 - Mr. Mailbox wasn't very responsive.
 - Discussion:
 - Can ACC expand list of acceptable mailboxes/mailbox posts?
 - Aaron Chern will convene ACC to discuss
 - Can the HOA offer an incentive to repair/replace?
 - Board authorized payment of up to \$25 to repair or replace
 - Doug will draft newsletter after the ACC meets regarding expansion of acceptable mailboxes

- Avondale – Vines and trees – Doug, Kayla (Avondale’s property manager) and Lisa visited the backyards of 6102, 6106, 6110, 6114, and 6118 (the lots that share a common border with Avondale HOA), and pointed out the trees and vines that we felt needed to be removed. Kayla will take the requests to the Avondale Board. If they do not take the trees out, we will send the Avondale a certified letter.

New Business

- Question: Can the quorum (30% of lot owners) for the Annual Members Meeting be changed?
 - Answer: Our Bylaws may be “amended/and or restated at a regular or special meeting of the members *by vote of two-thirds of the lot owners.*” Bylaws, Article XIII. Thus, our Board could not change the quorum provision in the Bylaws.
- Question regarding putting security camera at the front entrance. Discussion raised the issues of:
 - Who maintains the cameras
 - Where does the data go?
 - How do we insure the data isn’t sold to another entity?
 - The camera would capture license plate info, which could open can of privacy worms we don’t want to get into
 - Camera footage could be subpoenaed in civil or criminal cases
 - There are already many Ring doorbells and private security cameras in the neighborhood.
- The question regarding putting security camera at the front entrance was dropped

Next Meeting: ANNUAL MEMBERS MEETING, THURSDAY, APRIL 20, 2023 at 6:00 p.m.

Adjournment – 7:00 p.m.