

RUNAWAY POINT HOA
BOARD OF DIRECTORS MEETING
Monday April 17, 2023 @ 6 PM
ZOOM ONLY
AGENDA

1. Call to order.
2. Approval of the minutes of the last board meeting.
3. Review financials
4. Old Business
 - A. Installation of new signs
 - B. Roof inspection update Year 2023: Look at: 218; 219; 220; 222; 227; 228; 229; 239; 240
 - C. Sewer Line Jetting update
 - D. New Pool Furniture (we have 3 lounge chairs, 2 Adirondack type chairs, one round plastic top table w/ four ratan type chairs, 2 picnic tables, 2 heavy plastic chairs with cushions)
5. New Business
 - A. Roof Rats
 - B. Other
6. Homeowners' comments/requests
7. Adjourn to executive session (if needed)

Meeting Dates for 2023: Determine in-person & Zoom

February 20, 2023	ZOOM
March 20, 2023	Clubhouse
April 17, 2023	Clubhouse + ZOOM
May 15, 2023	CLUBHOUSE
June 19, 2023	ZOOM
September 18, 2023	CLUBHOUSE
October 16, 2023 (Annual Meeting)	CLUBHOUSE

**RUNAWAY POINT HOA
BOARD OF DIRECTORS MEETING MINUTES
April 17, 2023
RingCentral (Zoom)**

Board Members Attending: Linda Artac, Cliff Puckett, Alison Jones, Margot D' Souza, and Sara Kamieniecki

Also Attending: Steve Cheff with Heywood Community Management and Tom Kennedy

Call to order at 6:04 pm by Linda

Approval of the minutes of the last meeting (Approved)
Linda motion to pass minutes
Alison seconds and passed unanimously

Old Business

Installation of new signs has continued - about half have been installed waiting for the others to come in/be installed

Roof inspection still pending: Look at 218; 219; 220; 222; 227; 228;229;239;240

Sewer Line Jetting Update: 2 bids for sewer line from Ryco and Armor.
Ryco bid is 2x the amount that Armor bid.
Linda motions to engage Armor for the sewer line jetting.
Margo seconded.
Motion is approved unanimously by board.

New Pool furniture: Currently we have 3 lounge chairs, 2 Adirondack type chairs, one round plastic top table with four rattan type chairs, 2 picnic tables, 2 heavy plastic chairs with cushions
Cliff suggested Target for the 4 replacement chairs and lounge, chairs are roughly \$30 and lounge is \$100
Linda will visit Target to purchase new furniture (4 chairs & 1 Lounge)

New Business

Unit 219 would like to add sun shade to patio
Linda motions to approve
Margo Seconds
Board approves unanimously

Linda received note from Tree Doctors
The tree is not showing signs of disease or bad health.
Benjamin has noted that the tree has a co-dominate trunk.
Suggests that we remove before monsoons, could have tree failure in the future.
Board to reach out to home owners at 127/227 & 128/228.
Will discuss at HOA meeting in May.

Board believes that more shade is needed on property.
Look at City of Tempe programs to plant add trees to the community.
Possible route is the treebate program:

Roof Rat Issues

Exterminator has put out bait stations for mitigation

Residents are asked to report any issues to board ASAP, keep an eye out for any signs of rodents
Look into harvesting oranges/cleaning up dropped fruit that could be attracting rodents.
Look into tree maintenance for fruiting trees in 2024 budget

Alison gave the treasurer's report
YTD checking is 50K
YTD Reserves is \$7500
Significant expenditure of 3K for plumbing in 142/242 & 128/228
Steve to send insurance information to the board - preference is to pay insurance in full vs monthly.

Homeowner requests/concerns

Hole in front of unit 122, possible tripping hazard
Sara to send pictures to Linda for landscapers.

Next meeting May 15 at the clubhouse

Meeting Adjourned by Linda at 6:41PM