

RUNAWAY POINT HOA AGENDA
BOARD OF DIRECTORS MEETING
Monday September 16, 2024 @ 6 PM
Lakes Clubhouse + ZOOM
<https://meetings.ringcentral.com/j/2168120738>

Call to order.

Approval of the minutes of the last board meeting.

Review financials.

Old Business

- A. Plumbing policy review and vote.

New Business

- A. Electrical boxes
- B. Reserve Study Update discussion
- C. Schedule meeting with Homeowners to discuss sewer line project
- D. Tempe Grant for RPH?
- E. Annual Meeting board nominations

Homeowners' comments/requests

Adjourn to executive session (if needed)

Next Meeting: Annual Meeting October 21, 2024

RUNAWAY POINT HOA
BOARD OF DIRECTORS MEETING MINUTES
September 16, 2024
Lakes Clubhouse

Board Members Attending: Linda Artac, Margot D'Souza were in person and Tom Kennedy, and Cliff Puckett were on Zoom.

Also attending: Rich Knapp, Alison Jones, Ian and Kristin Parkinson, and April Sapinski were in person and Jessica Fitzgerald on Zoom. Also Steve Cheff (Heywood Management).

The minutes of the last meeting were read by Linda and approved as read.

Linda went over the financial statement. Questions about the insurance coverage for the year were answered by Steve. Steve to send invoices for large expenditures such as plumbing, roofs, or carpentry to Linda.

Old Business:

Linda asked the board to review and make any recommendations for changes to the final draft of the plumbing policy as presented. She would like responses by Wednesday, September 18.

New Business:

Linda turned over time to Tom Kennedy to talk about the issue he had with SRP regarding his electric meter socket. He had been alerted by an electrician that the socket had gone bad and needed to be replaced. He thought it might be a scam since he is not here for the winter yet so he called and spoke to someone at SRP who verified that this was indeed true and that he (Tom) must get it replaced. Apparently the socket is no longer being produced but he was able to locate one at a cost of \$1800 and that did not include the labor to switch out the old one for the new one. He just wanted to make other owners aware that this could potentially be a problem they ensue in the future since everything is nearing 50 years old on the buildings.

Linda began a discussion about the reserve study. It does show that Runaway Point is almost where it should be with reserve savings but the reserve study does not include anything to do with replacing or lining the sewer lines in the common areas of the HOA. April volunteered to meet with Linda to review the reserve study and come up with a plan to implement the study for the HOA budgeting and expenditures.

Linda initiated a discussion regarding the common area sewer lines and the best way to repair or replace them so they last and do not collapse. The three bids received to date for the sewer pipe lining were briefly reviewed. Nu Flow has the lowest bid. It was suggested that Nu Flow and Peerless Plumbing (the two lowest bidders) be invited to the January board meeting to discuss their proposals. Then at the February meeting perhaps the board can vote on moving

forward with the project. Then at the March meeting the board can finalize plans on how the project would be funded, if it has been approved at the previous meeting.

The board discussed the possibility of getting another grant from the city for more landscaping projects along the lake. It would be to remove the turf and replace it with drought tolerant plants. This would enhance the appearance and save the HOA water. Rich will work with Linda to come up with a plan and cost estimates.

The annual meeting will be held next month.

Meeting adjourned at 7:17 PM.