

RUNAWAY POINT HOA AGENDA
BOARD OF DIRECTORS MEETING
Tuesday February 18, 2025 @ 6 PM
Lakes Clubhouse + ZOOM
<https://v.ringcentral.com/join/722699289>

Call to order.

Approval of the minutes of the last board meeting.

Review financials.

Old Business

- A. Tempe Grant for RPH. Letters sent to owners on January 28, 2025.
(review landscape plan & next steps)
- B. Sewer Lining updates

New Business

- A. Discuss how to handle payment for cabinet & bathroom sinks/toilets and drywall replacement when removed for cast iron pipe replacement
- B. Pigeon Netting replacement (units 224 & 240 + minor fixes on others)
VOTE
- C. Roofing bids for unit 218 & 234; breezeway btw unit 235/236) VOTE
- D. Termite Control bids (discuss next steps)
- E. Other

Homeowners' comments/requests

Adjourn to executive session (if needed)

Next Meeting: March 17, 2025

February 2025

HOA Meeting Minutes

Call to Order: 6:10 PM

- **Board Members Present:** Linda, Cliff, Sharad, Tom (via RingCentral)
- **Homeowners Present:** Rich Knapp, Amber McQuery, Christine Baldanza, Debbie, Margot D'Sousa

Approval of Minutes

- Linda read the minutes. Motion by Sharad, second by Linda. **Approved unanimously.**

Financial Review

- Discussed annual insurance payment (paid in full, not monthly).

Old Business

• **Tempe Grant & Landscape Plan:**

- Reviewed grass and plant maintenance.
- Board will inspect proposed grass areas.
- City grant covers **\$20,000**; any excess to be covered by the HOA.
- Project completion deadline: **1 year**.

• **Sewer Lining Updates:**

- Compared **Nu-Flow vs. Peerless** bids (**\$192,900** remains unchanged).
- Nu-Flow provided a job map; identified a necessary **urinal replacement** in the pool house.
- Awaiting updated bid from Nu-Flow before final decision.
- Discussion on concrete removal—unclear if Nu-Flow includes it; Linda confirmed they will repair with concrete.

New Business

• **Cabinet, Drywall & Sink Repairs for Cast Iron Pipe Replacement:**

- HOA to cover **drywall/stucco & plumbing repairs**.
- Homeowners responsible for additional repairs.

• **Pigeon Netting (Units 224 & 240):**

- Compared original bid vs. New Look Restorations (**lower cost**).
- Discussed setting a **\$2,000 approval threshold** (no 2nd bid required below this amount).
- No budget line item; **vote postponed** to next meeting.

• **Roofing Bids (Units 218 & 234):**

- No second bids received; **decision deferred**.
- Chris to follow up with contractors.

• **Termite Control:**

- Linda to meet with **Total Pest Elimination & Great Western Pest Control** to assess damage and cost.

Adjournment: 7:12 PM