

RUNAWAY POINT HOA AGENDA
BOARD OF DIRECTORS MEETING
Monday March 17, 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 update
- B. Termite Control update
- C. Approve threshold for one bid projects. Motion: Threshold of \$2,000

New Business

- A. Sewer Lining update (Hayden from NuFlow will attend with updated bid)
- B. Roofing discussion

Homeowners' comments/requests

Adjourn to executive session (if needed)

Next Meeting: April 21, 2025

Runaway Point HOA, BOD meeting, March 17, 2025

Call to Order, 6:02PM

- Board Members Present: Linda Artac, Cliff Pucket, Sharad Kothari, Claudia Huff and Tom Kennedy via ring central
- Homeowners present: Margot D'Sousa, Richard Knapp, Christine Baldanza

Approval of the Meeting Minutes: Linda read the minutes, Motion by Linda, Second by Sharad. Unanimous

Review Financials: Briefly talked about insurance, double check it was paid in full. Answer about working capital contribution. Send the last 5 years of reserve balance to the board.

Old Business:

- **Tempe Grant:** We will be losing 2 pine trees that are dying. Incorporate removing this into the grant if possible. Tom will review the grant after Linda puts it together. Discussion happened regarding the different bids and how we need specific landscaping to be approved for the bid. Talked about how the minimum amount would need to be \$25,000. If grant is accepted get it through the city, then turn it over to Christina for ARC approval.
- **Termite Control Update:** We do not have a termite problem; all the activity is very old and done with. The pest control representative suggested spot treating when they see activity.
- **Approval threshold (Proposed \$2,000):** It was brought up last meeting some items are more difficult to get 2 bids for and want an approval threshold. Items below \$2,000 do not need an additional bid. Cliff will write an official statement and send to everyone.

New Business:

- **Sewer Lining Update:** Hayden from NuFlow was present to talk about the updated bid. Linda asked a question about the warranty; it was confirmed that it will be 20-year warranty. That includes Material and Workmanship. This warranty will cover everything but always contact NuFlow before contacting a plumber. Some of the entry points in the concrete will need to be removed around it but NuFlow will repair the concrete to match what it was originally. Clean outs will be the same size but EBS plastic. Hayden explained they will also replace the clean outs in the bathroom that are currently sealed shut. Linda asked for a reference sheet to talk to other customers. Hayden explained if we were to choose him a schedule would be put in place and would start with the largest pipes. Sharad asked about the bundle if we do everything at one time it is cheaper.
- **Roofing Discussion:** We had a drone fly over the community to view the roofs. We had two water leaks that were under warranty and the roofers found out they were from stucco and window frames. Have Bill look at 232 for stucco repair on the roof. Skylights will be homeowners' responsibility, difficult to replace because they are no longer made. Discussion about the breezeway of 235 and 236. **Motion by Linda to approve Mulcock bid, Seconded by Cliff, Unanimous Decision.**
- **Trees:** Pine trees are dying in the community, and it is happening quickly. Linda contacted the arborist, and one is more urgent because it has a possibility of falling into the lake. A large pine tree near the park must come down and the bid to remove is \$4,000 due to the size. It is less expensive to take multiple trees down at the same time and it will give us more time to replace trees in those areas. Linda will get us another bid for the tree removals and if there are any chances to save them.
- **Homeowner Forum:** No homeowner questions. Adjournment: 6:57 PM