

RUNAWAY POINT HOA AGENDA  
BOARD OF DIRECTORS MEETING  
Monday May 19, 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. Roof update for 218 & 219
- B. Update on pine trees
- C. Review and vote on letter re: short-term rental changes and next steps

New Business

- A. Sewer Lining Project – special assessment process and vote on which company to use.
- B. Intro to discussion re: electric vehicle stations (if time permits)
- C. Other

Homeowners' comments/requests

Adjourn to executive session (if needed)

Next Meeting: June 16, 2025

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<https://v.ringcentral.com/join/722699289>  
<https://v.ringcentral.com/join/722077207>

*Will contact our attorney to draft the amendment to the CC&R's start the vote in June and hold a special meeting in July to see the results.*

**New Business:**

- **Sewer Lining Project:** Linda went over the bids from both companies, Nu flow was 170K for bundle, Peerless was 193K. Linda explained option 1 is homeowners pay all the amount to cover these costs, if we use Nu flow it will be around \$3,700 per homeowner. Option 2 would be we cash out 2 Cd's for a total amount of 32K and have owners pay the leftover amount of \$3,100. Linda proposes we do the project all at once to save on cost and have it be performed during the summer so there is less winter visitors.
- **Motion to approve option 2 made by Linda, Second by Claudia. 4 out of the 5 voted YES, motion carries. Motion to approve to use Nu Flow for sewer lining project bundle made by Cliff, Seconded by Tom. Unanimous Approval.**
- **Electric Vehicle Stations:** Just made a mention that this is something that is being thought about but hasn't been researched as yet.
  
- NEXT MEETING: MONDAY June 16<sup>th</sup>, 2025
- Adjournment: 7:31PM

RUNAWAY POINT HOA  
BOARD OF DIRECTORS MEETING MINUTES  
May 19<sup>th</sup>, 2025  
Lakes Clubhouse

Board Members Present: Linda, Cliff, Claudia. Tom Kennedy and Sharad Kothari via ring central

Homeowners present: April unit 127, Melissa unit 125, Richard unit 120

**Call to Order, 6:03PM (Brief discussion on hose bibs and it being the homeowner responsibility)**

Approval of the Meeting Minutes: Linda read the minutes, Motion to approve made by Cliff, Seconded by Linda. Unanimously approved.

Review Financials: Linda reviewed the cash totals, No questions from the board or Homeowners

**Old Business:**

- **Roof update for 218 & 219:** Roofs have been repaired and Linda mentioned how great the communication of 5 guys was during this project.
- **Update on Pine trees:** The large pine tree was removed by the park area. One pine tree was removed by the lake. Bring back to the next meeting regarding the tree on lakeshore drive that appears to be dead and how much it will cost.
- **Review and vote on letter, short term rental changes/ next steps:** Linda explained it will take more than just the letter to solve the problem, we will also need to call, text and maybe even knock on doors. Linda read the letter to all the owners present. A homeowner mentioned that there was a city ordinance regarding nuisances. Cliff talked about implementing a 3-night minimum instead of a 2 night. The deadline being anyone licensed before June 1<sup>st</sup>, 2025, can have less than a 30 day rental. Will contact our attorney to draft the amendment to the CC&R's start the vote in June and hold a special meeting in July to see the results.

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