

**Dollar Point Association**  
Annual Homeowners Meeting  
July 26, 2008  
Upper Recreation Lawn Area  
**Draft Minutes – pending approval at 2009 AGM**

**Call Meeting to Order**

President Bard Wilmar called the annual homeowners meeting to order at 4:00 p.m. It was determined that a quorum of the membership was present in person or by proxy. Directors present were Bard Wilmar, Anita Ormsby, Lud Spolyar, and J. Hickingbotham. Directors absent were Joan Smith, Larry Lapkin, and Steve Wood. Bard introduced the Board members present and explained the individual reasons for the absent Board members. He expressed thanks to Joan Smith who has served on the Board as Vice-President for six years, as she cannot run for re-election.

Others present and introduced were Aidan Miles and Debbie Wolf from WMC, Inc., Legal Counsel Dean Headley, and Sky Richardson, co-chair of Building and Grounds Committee. Debbie will take the minutes of the meeting. Bard will report on the financials and beach and pier in the absence of Steve Wood and Larry Lapkin.

**Approval of Minutes**

On motion duly made and seconded, the homeowners of the Association unanimously approved the Annual Homeowners Meeting minutes of July 28, 2007 as earlier distributed to the Dollar Point Association.

**Treasurer's Report**

Bard referred to the financial report for 2007 that was previously sent to all homeowners. Not reflected in the accounts are many of the expenditures at the pool, beach and for landscaping that occurred after year end. He reported that the Association's finances remain sound, and between the various accounts the Association currently has over \$500,000 even after settling most of the pool and beach renovation expenses. A cash flow forecast is currently being conducted and will be presented at the next board meeting and the Association's position looks solid.

On motion duly made and seconded, the homeowners of the Association unanimously approved the 2007 financial report as presented.

**President's Report/Committee Reports**

Bard thanked everyone on the Board and reported to the membership that everyone has worked very hard this year. With respects to the improvements at the pool he acknowledged the hard work of Lud Spolyar, Dave Wilderotter, and Ann Goldstone who ensured that the project did not die; J. Hickingbotham who devoted countless hours to ongoing review and advice; Steve Wood who was involved in many ways in the project and in the review of the payments; Ann Goldstone, again, for driving much of the original design and the permit process; other Directors on the Board as all were involved at various stages; the main contractor Galletto Construction; and Dave Shelton, engineer and consultant for most of the project.

With respect to the ongoing improvements at the beach, special thanks go specifically to Steve Wood. For the landscaping, Sky Richardson deserves special thanks who, although not a Board member, stepped in to co-chair the landscaping committee with Nancy Hardesty.

Thanks also goes out to the management company WMC headed by Aidan Miles and his office manager Debbie Wolf. Patty Spiller and Nikki Gerardi are two new full time supervisors at the pool. In making a change to full time supervisory staff at the pool DPA ended up with two very qualified people. As a result most of the staff is new, and this has created a few hiccups and some gaps. The pool committee recommended some changes in the programs this year to maximize use by pool users. The Dollar Point pool is for the members, the accompanied guest of members and tenants or guests resident in a member home.

There were a lot of changes this year and the greatest challenge facing the new Board was what to do about the pool house project. The Board has had many compliments on the new building; however, it is pretty much the same old building, but the cost of re-siding to make it look new was a very small part of the budget. Sadly after 40 years, the infrastructure of the building was crumbling. The Board had to make some major commitments just to keep the facilities that were currently there. The irrigation and water supply systems were falling apart; the structural integrity of the pool building was such that if something was not done now there would be significantly higher costs in the future.

The new disabled compliant bathrooms and slightly larger multiuse room were part of the original design, but as we investigated the project we discovered support posts that were completely rotted at the base, rafters that were twisted and had substantial deterioration and a host of other issues. In trying to achieve some minimal improvements we were compelled to comply with various County and State building requirements. Some of the problems were only discovered after the project was started. If we had not proceeded when we did with the 2008 changes to the building codes and other County requirements we were facing some potentially very serious issues. Our engineer pointed out that we could have even lost one of our tennis courts to a Department of Public Works parking space requirement if we did not proceed under our existing permits before they expired.

#### Security and Facility Access

The card entry system is working better and replacement cards for any non-working card are available by exchange. Each card carries its own serial number, and these cards are permanent. Do not throw your cards away and do not lose them. The Association's access rules are in your directory and online. We continue to have a few reports of people who access the facilities when they are not entitled to do so. Please do not lend your card to anyone that is not authorized, and if you rent your property make sure your cards are not abused by your rental agent when a tenant is not present. There have been problems in these areas and if discovered and proven the card may be cancelled without notice. There is a replacement card fee published in the rules and regulations. This is particularly important for landlords as they could have tenants show up with no valid card available because of such abuse.

### Beach and Pier

The beach bathrooms have been renovated. The bathrooms are 95% complete at this time. There is a water supply line leak which has been difficult to trace that we hope to fix soon. The Association spent more than \$3,000 on 10 expensive supposedly windproof umbrellas. Most were destroyed in early July in strong winds either when staff failed to get them down in time or members put up umbrellas after they had been put down by WMC staff. The greatest damage occurred when they came out of the base or the base pulled from its anchor and the umbrellas tumbled. The umbrellas have been returned to the manufacturer for repair and they are due back from the manufacturer by next weekend. The stands are now anchored more securely and locks purchased to ensure they can only be put up when wind conditions are correct.

A reminder to everyone that there is no diving or jumping off the pier. The beach has shallow water and that is also the reason there is no swim platform this year.

### Buoy Field

The switch over to the second session occurs this weekend. The buoy lottery went well with everyone getting their first choice. Demand continues to increase so only a few members got their second choice for a full season and we can expect greater pressure next year. A waiting list is being maintained for space this year but only if the office is notified by a member that they are going off their assigned buoy we immediately call the next person on the waiting list. So, we encourage you to let WMC know. One last reminder is to not leave valuables on your boats.

### Kayak Racks and Beach Storage

Only limited storage is now available on the beach. Most requests were accommodated but space is tight. No storage is permitted on the beach or in the racks without an approved application. A different type of kayak rack to address the upper spaces being difficult to use by some members was purchased. It was not a perfect solution and we still have complaints. Unfortunately we do not have unlimited space. The Board is looking at other solutions, and if you have suggestions please get in touch with Larry or Steve as they would welcome your suggestions.

### Internet Service

AT&T now provides true high speed internet access throughout Dollar Point. Internet Wireless is up and running at the Beach and the Pool and no password is required.

### Website

The Association now has a new website provider and several new features will be available in the future. In due course the current directory will move online, but only the information you choose to disclose will be included. Every member will have their own login and password and you will choose what if any information to disclose similar to the current printed directory. Otherwise, access to member information will be restricted.

### Management and Landscape Contracts

The management contract this year was again awarded to WMC after a competitive bidding process. Based on a recommendation from the Landscape Committee, the Board separated the landscaping from the management, and the landscaping contract was awarded to A Thyme to

Plant. Sky Richardson will report further of the many changes that resulted by our crumbling infrastructure.

Bard closed his report by thanking the membership for allowing him to serve as DPA President for the past year.

#### Pool Construction Project

J. Hickingbotham discussed the pool construction project. He explained that one reason it took longer than originally thought was a problem with the insurance with the contractor. There was also a plumbing issue with a leak on the sewer line. The only outstanding issue now is to epoxy the showers. It will be done before the close of the season. All in all, the project went very well and the costs were within 11% of the original bid.

#### Pool Committee Report

Anita Ormsby then gave a brief report from the pool committee. Five hundred (500) people used the pool facilities over the 4th of July and 700 used the beach. There were no emergencies or accidents reported. The pool temperature is at 82 degrees. The schedule for the pool activities is posted inside the pool house and they are the same as in the past. She reminded everybody that reservations need to be made with the supervisors for use of the beach barbecue.

#### Social Committee Report

Lud Spolyar reported on the social events. Arts and crafts and barbecue are offered for the kids, along with monthly family barbecues with a movie. There is now a put and take library inside the pool house and he encouraged everybody to donate their paperbacks. The bocce ball court is finally in and operable and soon they will start building the shuffleboard court.

#### Landscaping Committee Report

Sky Richardson reported that in early fall of 2007 Nancy Hardesty began doing extensive pruning and thinning at the tennis courts and beach for defensible space. Others began volunteering to help and now A Thyme to Plant is putting everything back together. Sky explained that he put a landscaping plan together and went out to bid. They spent five weeks repairing irrigation lines and doing landscape maintenance. He encouraged anybody who has a complaint or suggestions about landscaping to drop their suggestions in the office.

#### Manager's Report

Aidan Miles gave a brief manager's report. He thanked his office staff Debbie Wolf and Jen Cruz for the hard work they do in the Dollar Point office. He explained that the recreation supervisor position was split this year between Patty Spiller and Nikki Gerardi and they have hired all new staff and he feels it is working out very well and they are all doing a great job. Bob Logan is a new maintenance foreman for Dollar Point and is also doing a great job. There have been 9,132 sign-ins at the pool and 5,336 at the beach. He explained that this is the switch over weekend for the buoy assignments. The new pool house is great. In September there will be a county run erosion control project taking place to remove the ugly corrugated pipe. The entry road will have to be dug up for lighting and irrigation. Next year the two lower tennis courts will get a full overlay. There is wireless internet now at the pool and beach.

### Election of Officers

Lud introduced the incumbents and candidates running for election. The votes will be counted and the election results will be announced after adjournment of the meeting.

### New Business

John Kelly discussed the undergrounding of the utilities. He is trying to organize a new group to reactivate the committee for this cause. The three reasons are: 1) fire safety and service liability; 2) enhanced aesthetics; 3) increased property values. There was an earlier effort by members in 2003 but it died because there was a lack of interest by owners. Bard reminded everybody that this is not a Board activity. Connie Cole spoke against the undergrounding project and explained that the cost would be \$40,000 out of each lot owner's pocket.

Ann Goldstone thanked everybody for their support regarding the pool project. She also mentioned that she is not in favor of the undergrounding project. She stated that the new pool staff is doing a great job in monitoring the use of the facilities by non-members. She would like to see more relatives of members be accommodated in the future for use of the facilities and suggested a guest list be provided. Bard reiterated the current rules and explained that there were a few exceptions made for this season due to hardships.

A few other members made additional comments about the use of the facilities by relatives and non-members. Bard explained that if family members are on title they can use the facilities. Multiple ownership was also discussed. Bard discussed the existing rule that there can only be four owners per lot and that there are only two cards per lot. The rule of no card - no access will be enforced.

### Adjournment

With no further business to come before the Board at the annual homeowners meeting, the meeting adjourned at 5:40 p.m.

Respectfully submitted,

Debbie Wolf  
WMC, Inc.