

**Pointe at Beckett Home Owners Association
Board Meeting
April 9, 2025
8464 Old Shaw Way West Chester, OH 45069**

1. **Call to Order** - 7:04 pm
2. **Attendance:** Board Members - Cindy Hayden, Gail Niederlehner
Lynn Mellencamp, Kim Bailey, Connie Caruso
3. **Minutes:** February 22; 2025 board meeting minutes approved by all.
4. **Reports:**
President: Spring Newsletter is ready to be sent to homeowners.
Treasurer:
 - a). Annual dues - three homeowners still have outstanding monies due. One has not paid at all and two have late fees that have yet to be received. These will be given to the attorney for collection.
 - b). The Profit and Loss and Balance Sheet for the first quarter of 2025 were reviewed
 - c). New bookkeeping software has been purchased
5. **New business:**
Violations: Some homeowners are not maintaining the exterior of their home or yard in accordance with the community standards they agreed to when purchasing their home. Under the new Enforcement Policy, a one-time courtesy notice will be mailed to homeowners in violation. If appropriate action is not taken, the matter will be referred to legal counsel - at homeowner expense - for further action.
6. **Old business:**
Home improvement Applications: Over the past year, the Board has reminded homeowners multiple times – through various forms of communication – of the requirement to submit a Home Improvement Application for nearly all exterior improvements. These forms are required according to the governing documents of the Homeowners Association. By enforcing this requirement, the Board is simply fulfilling its responsibility to uphold the standards that have been in place since the subdivision was established.
7. **Social Committee:**
 - a). our annual block party is scheduled for August 16, 2025
8. **Election of Officers :** President- Cindy Hayden, Vice President - Kim Bailey, Treasurer -Gail Niederlehner , Secretary- Connie Caruso, Member at Large- Lynn Mellencamp
9. **Next Meeting:** TBD
10. **Meeting adjourned:** 8:00 PM