



South Point Homeowners Association | 3210 Sweetwater Avenue, #307 | Lake Havasu, AZ 86406
southpoint.condos | president@southpoint.condos

Lake Havasu South Point Homeowners Association
Board of Directors Meeting Minutes
June 13, 2023

Present by Zoom

President: Mike Bires
Vice President: Doreen Denisty
Treasurer: Cindy Cross
Director: Joan James
Director Tim Troyer

Mike called the meeting to order at 7pm.

New Business

Mike discussed working with Mulcahy Law Firm in regards to an owner who has unpaid fines and is 2 months past due on HOA dues. Mike has sent a letter to the owner in regards to the fines and Cindy has sent an overdue bill notice for HOA dues and has left a phone message. Doreen mentioned this owner has been delinquent and unresponsive in previous years. Mike brought the motion to a vote and it was second by Cindy. The board voted unanimously to forward this to Mulcahy Law Firm for review and collection.

Mike discussed working with Mulcahy Law Firm in regards to updating our CC&R's. The items of discussion were; legality of the buy-in fee of \$1200.00, towing of vehicles, enforcement of the short term rental policy and enforcement of the non-smoking policy. Doreen asked about the price to rewrite the CC&R's. Mike said it would be approximately \$3000.00. Mulcahy Law Firm would send out the ballots for the owners to vote in regards to adding the buy-in fee of \$1200.00, having at least a 30 day rental term and making the units non-smoking. Mike motioned to have the attorney's start the process of rewriting the CC&R's and Tim second the motion. The board voted unanimously to forward this to Mulcahy Law Firm.

Joan wanted to get clarification on the current pool rule for children under age 15 and children age 15-17. Mike said he would send this question to the attorney for their recommendation.



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Doreen brought up the issue of people using the pool who should not be there. Some residents are allowing people to use the pool while they are not on the premises. Mike is going to get back to the board on a rule that will address the above issue.

Tim asked for an update in regards to the legal action brought against South Point by an owner for discrimination. Mike informed everyone that South Point received a letter from the Attorney General stating the legal action was dismissed.

Joan asked about the progress on the 2022 paperwork that is missing from the South Point files. Mike and Cindy have been jointly working on a letter, that will be sent to the former President of the board, asking for the missing documents. If documents are not turned over in a timely manner the board will vote to forward this to Mulcahy Law Firm.

Mike adjourned the meeting at 8:03