



South Point Homeowners Association | 3210 Sweetwater Avenue, #307 | Lake Havasu, AZ 86406  
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Lake Havasu South Point Homeowners Association  
Board of Directors Meeting Minutes  
September 14, 2023

**Present by Zoom**

President: Mike Bires  
Vice President: Doreen Denisty  
Treasurer: Cindy Cross  
Secretary: Tina Pate  
Director: Joan James  
Director: Tim Troyer  
Director: Sally Pate

**Call to Order**

Meeting Called to Order by Mike Bires at 6:34 pm.

**Discussion Regarding Amending the CC&Rs**

Mike explained the purpose of the meeting was to discuss moving forward with the rewriting of the CC&Rs. In dealing with the association's law firm, he believed the cost would far exceed the \$3000 estimate the firm originally gave him. Mike does not believe it is beneficial to move forward at this point.

Joan found a clause in the CC&Rs that says this will remain binding until 2030, at which time, if changes are not made by then, the current CC&Rs will continue for another 20 years (approximately).

Joan suggested an amendment to the current CC&Rs be completed, addressing the issue of short-term rentals, such as Air BnBs. Tim Troyer asked if the amendment process was the same as a full rewrite of the CC&Rs. Joan stated it would still need to go through the same process.

Mike Bires explained we could do the amendment ourselves to save money with the attorneys and only have the area regarding short-term rentals properly addressed. However, since there are so many concerns regarding this particular topic, Mike suggested delaying the decision until the board can meet in person in November, which everyone agreed to.



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### **Fitness Equipment in The Clubhouse**

Mike Bires explained that a resident had requested fitness equipment be placed in the clubhouse. Mike voiced his concern regarding the potential increase in the electrical bill. Mike also expressed concern over the association facing a lawsuit if someone were to injure themselves on the equipment. Additionally, Mike said consideration has to be taken in regard to what happens with donated gym equipment once someone moves from the complex.

Doreen expressed similar sentiments in terms of liability and costs. Tim believed it should be an amenity, and the liability is the same as we have with the pool and pool area. Joan said she was concerned about how much use it would get and the cost of running the air conditioner during the warmer months. Cindy Cross remained neutral on the issue

A vote was taken to allow a trial term of 3 months to see the financial and logistical results and impact on the association. It passed unanimously.

### **Discussion Regarding City Raising the Water Rates**

This topic was raised to inform the board that resident Tammy Talbot had attended city council meetings regarding the raising of water rates. Mike Bires indicated there was nothing really to discuss as a board at this point, as no final decision has been made, the financial impact to each owner is unknown, and the board has no say in the matter. We are obligated to pay the bill, regardless of whether we agree with the rates or not.

Mike indicated it was imperative that all of the owners are aware that if the dues are raised, it is not because the board wanted to raise them unjustly. It would be simply because of the increase in the bill, which needs to be paid by everyone.

### **Discussion Regarding Adding Wireless Cameras**

Mike Bires expressed his opinion that cameras must be installed to monitor key areas around the complex, primarily the pool area. Tim will work with Doug to determine the best option and costs associated with a system.

### **Closed Session**

Mike Bires made the required announcement that per Arizona law 30-312-48, the meeting was moving to a closed session due to meeting the legal requirements of discussing recent legal



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advice given by the attorneys regarding a particular issue, pending and contemplated litigation, discussion of health issues and/or financial issues of certain residents.

**Meeting Adjourned**

Mike Bires adjourned the meeting at 7:34 pm.