



# **HOA Board Meeting Minutes**

**March 30, 2024**

**Minutes by Valerie Bires, Secretary  
Reviewed/Approved by Mike Bires, President**



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

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## March 2024 Board Meeting

### Meeting Details

Date: March 30, 2024

Call to Order: 1:32 pm by the president

Location: Clubhouse

Board Members Present:

President: Mike Bires

Vice Present: Doreen Denisty

Treasurer: Cindy Cross

Secretary: Valerie Bires

Directors: Steve Cross  
Joan James

Not Present:

Director: Tim Troyer (Traveling)

### Voting

#### Nomination of Positions

President: Mike Bires

Vice Present: Doreen Denisty

Treasurer: Cindy Cross

Secretary: Valerie Bires

Directors: Steve Cross  
Joan James  
Tim Troyer

**Vote: (6) Yes, (0) No**

#### Vote For New Budget Year

The new budget year will be April 1 through March 31st of each year. This allows the new board to approve the projected annual budget.

**Vote: (6) Yes, (0) No**



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### **Vote For Pool Heating**

The board discussed the procedures and costs associated with heating the pool. The pool will be heated in the months of March, April, October, and November when the air temperature is 82 degrees.

If someone wants to use the pool in December and wants the heat turned on, they must pay for the heating (the price will be determined based on the percentage of usage and the current price of propane).

**Vote: (6) Yes, (0) No**

### **Vote for Approving the 2024/2025 Budget**

**Vote: (6) Yes, (0) No**

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## **Discussions**

### **Code of Conduct**

The board discussed implementing a Code of Conduct document that each member will sign.

### **Five Year Plan**

The board discussed and addressed how to save water (water meters for each unit), electrical boxes, preventative maintenance before items break or need repair, pool pump repairs, the new pool handicap requirement of a chair lift, stairwell safety, security improvements (key fobs rather than traditional keys), gym equipment, adding cameras in entryways and the pool area, the roof, and palm tree trimming.

### **Trash Dumpster Issues**

The board discussed measures that could be taken to deter non-residents from using our trash bin. Steve suggested a smaller dumpster with two weekly pick-ups.

Doreen will investigate how much a 3-yard dumpster costs with 2x a week dump, along with a 4-yard 2x a week cost.

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## **Board Assignments**

Mike Bires

- Research camera and key fob information and pricing
- Draft a Code of Conduct for board members



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Cindy Cross

- Retrieve financial statements, receipts, and documents from Julie Wallace

Steve Cross

- Hang a “HOA is not responsible” sign outside the clubhouse gym room
- Steve will inspect Building 4’s stairwell

Doreen Denisty

- Obtain information about the new dumpster

Joan James

- Obtain information about repairing the pool pump
  - Record the new Bylaws with the county
  - Retrieve names and email addresses of condo associations in Lake Havasu City
  - Compile binder for quick access to documents
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## 2024 Board Meetings

Board meetings will be held on Wednesdays at 6:00 pm (Arizona Time) on the following dates:

- 06/12/2024
- 09/11/2024
- 12/11/2024
- 02/12/2024

## Informal Board Updates

Should any issues need to be addressed or require a board vote, the board will be available on the second Wednesday of each month to meet via Zoom (Video).

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## Conclusion

The president closed the meeting at 2:57 pm.

These minutes were compiled by Valerie Bires and reviewed by Mike Bires. They were distributed to all homeowners via email (newsletter) and will be available on the association’s website on 04/07/2024.

If errors are found after this document is distributed, a new document will be created, and the revision number and date will be placed under this section.

This is the first version, and no revisions at this time.



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*Mr. Bires*

Mike Bires  
2024/2025 South Point HOA President