



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

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### **South Point HOA Board Meeting, Sept 13 2024, via Zoom**

**Present: Steve Cross, Cindy Cross, Tim Troyer, Doreen Denisty, Joan James**

**Meeting called to order by President Steve Cross at 6pm.**

**Old Business: We have not received minutes from Val for the last meeting when Mike and Val officially resigned, and Steve Cross was nominated and approved as new President and Joan James as new secretary. Minutes are needed to file new names with the Arizona Corporation Commission and bank. A motion was made by Steve to make Doreen Denisty the official second signature along with Cindy (treasurer) at First Savings bank. Vote – all in favor.**

**Report from Doug: A new landscaping company has been hired. Diligent Tree Service will begin landscaping duties in Oct.**

**Tim reported on Allo installations. Site survey needs to be done for the clubhouse (hopefully this week). Boring should be completed in 2-3 weeks. Individual installations will be done at the homeowner's request. Cost for service will be approx. \$80/mo. There will be an off-set rate for residents who are only residing there part time.**

**Cindy reported that she has filed the 2024 annual report with Arizona Corp Commission and updated directors and changed our statutory agent to Registered Agents Inc. An annual report needs to be filed every year in May. Our current bank balance is \$54,625.61. There was discussion regarding placing more funds into an interest-bearing account and a decision was made to wait until some bigger expenses have been made.**

**Steve reported on electrical repair to Bldg 2. Steve was able to source the parts needed at a good price. Mohave Electric will do the installation. Total price should be around \$7000, which is approx. half the cost of repair for Bldg 4. Steve also questioned the need to replace directors since we are now down to 5. Our bylaws state the board should be max of 9 and minimum of 3. We decided to wait until the AGM. It would be good to have another full time resident on our board. Joan has been asked to put together a 5yr plan for maintenance at the**



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**complex. Joan will spend time this winter getting estimates of costs and discussing with current owners what they see as needs. Once this is done consultation with Cindy will be needed to work with creating the budget. Some concerns are roof maintenance, stairwell repairs, painting, as the biggest expenses.**

**Steve suggested we will probably be looking at increasing dues this year as all costs have gone up. Steve also reported that two homeowners are in arrears on dues. He will send them a letter with options to become current.**

**Meeting adjourned at 6:40 pm**

**Respectfully submitted by Joan James (secretary)**