**2022 Annual Meeting Minutes**

Pleasure Point Property Owners Association

2022-06-17

The annual Pleasure Point Property Owners Association meeting was held May 7, 2022 at 10:00 am in the boat ramp/dock area. Attendance was poor with only 12 property owners attending representing 8 lots. Association President Chris McTaggart opened the meeting, introduced the officers and presented attendees with a meeting agenda. 2021 minutes and Treasurer’s Report were approved.

**Key Talking Points**

**Treasurer Position** Owners were informed that our long-time treasurer, Carol Buriak, would be stepping down. Resident Melodie Vensko was introduced at the meeting and voted into the treasurer position with no objections. Carol will be helping Melodie through a transition period to minimize any disruption.

**Website** Attendees were briefed on the basic need for an effective web presence for the association. Options were discussed and attendees agreed with the need to move forward. The cost is expected to be approximately $150 per year.

**Bylaws / Covenants** The need to rewrite/revise the bylaws was again discussed. A committee will be formed and led by resident George Vensko. The need to have property owners without waterfront included on the committee was also discussed. There was consensus that the bylaws need to be updated. The difficulty of obtaining a quorum for voting was discussed, but no formal solution was reached.

**Dues** An in-depth discussion of dues illustrated the potential shortfalls based on current income and expenses, as well as future needs. There was both support and dissent for raising the dues. The president and treasurer discussed the current and future financial needs and rising costs for the association. The need to keep the specific value of the yearly dues out of the future bylaws was also noted.

**Dock** A quote for the repair of the dock was discussed. The amount is slightly less than $800 and the decision to proceed with the repair was agreed upon.

**Lawn Mowing** The difficulty of finding affordable and reliable lawn mowing services was also discussed. At the time of this writing, it appears that a vendor – Boones Mill Tree and Lawn Care - has been found.

**Treasurer’s Report** The treasurer reported the following account and property vitals:

Checking Balance: $8,490.64 (reflects dues deposits of $3,980) 16 lots have not yet paid 2022 dues. 3 owe 2021 dues.

Money Market Balance: $16,334.49

Property Sales: In 2020, 6 properties were sold. In 2021, 14 properties sold. Approximately ¼ of the lots have changed hands in last two years.

The treasurer noted that if all 81 lots paid their dues the association would collect $4,860 each year. Operating costs from past 4 years average just under $5,000 annually. This is demonstrated on page two of the January Newsletter. Several property owners are habitually late and a single property owes over $800 in back assessments. This means we usually spend every dollar we take in each year. (with the $1,400 being set aside into the reserve fund). However, with rising costs for repairs per the Reserve Study For Capital Components, projections indicate a slow net loss at current dues of $60 per year.

**Boat Ramp Lock** As of this mailing, yearly dues are owed. Please contact the Treasurer for more information.

Please feel free to contact the officers with any questions or comments.

President Chris McTaggart 703.638.2403

Vice President Joanne Janney 540.529.0664

Treasurer (Outgoing) Carol Buriak 540.890.5393

Treasurer (Incoming) Melodie Vensko 540.656.0498