

PROMONTORY POINTE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Agenda
Monday, July 30, 2012, 6:30 PM at the LDS church

6:30 PM Call to Order and Adopt the Agenda

Consent Items (Previously approved by email voting)

- Approve Board Meeting Minutes for **March 19, 2012**
- Vote to approve funds for youth service project: \$5553 (Julie will recap actual costs incurred below)
- Vote to approve funds for Reserve Gate repair: \$1466
- Vote to approve use of \$12,000 budgeted for lifeguards for pool monitor/neighborhood patrol instead
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Treasurer Report – 2012 Year to date financial review and recommendations – Julie.

Old Business

- Update on final costs of neighborhood service project in June – **Julie**
- Update on pool monitor and neighborhood security patrol – **Glenn**
- Update on new website and training – **Paul**
- Peak short-term rental issue – Update on legal discussion with Tom Newton and recommendation for next steps – **Paul**
- Implementing new process to gather emails from new residents. Request info from board to include with mailing, ie. Committee volunteer needs, ACC, contact info, etc. – **Paul**
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New Business

- Sports court repair discussion. Repair/replace floor vs. removal and stripe concrete. Approve funds to proceed on agreed upon plan – **Glenn**
- Camera installation to monitor court and pool parking lot; recent car burglary – **Open discussion**
- Electrical conduit work needed for pool pump room, approve funds – **Glenn**
- Door painting at pool pavilion, approve funds – **Glenn**
- Pool shower valve repair, approve funding – **Glenn**
- Recreation committee recommends purchase of additional pool furniture, approve funds – **Glenn**
- Board member availability in August for special Appeals Hearing for 2-3 residents – **Glenn**
- Add signage to park with hours and rules; discussion to proceed – **Paul**
- Installation of information board in park or at pool for posting of info, updates, lost pets, etc. - **Christine**
- Promotion of new website to residents. Ideas? Signage?
- Discussion and approval to replace Heights Gate controllers and openers, funding, etc. – **Christine**
- Update on Peak gate camera system and newly installed ballards – **Julie**
- **NNO** on October 2nd. Input and discussion to finalize plans – **Nathan**
- Request by 2-3 residents for recycling options at the pool/pavilion area, thoughts?
- Paul will be sending a resident update communication in next couple weeks; input for items to include?
- New BOD candidate discussion to prepare for annual meeting – Nominating Committee finalized - **Paul**
- Set date for annual meeting in October: 10/11, 18 or 25. Location reserved – **Julie**
- Next board meeting in September to finalize annual meeting agenda; preferred dates?

Committee Assignments and Reports

- *Recreation* – **Glenn**
- *Social* – **Christine**
- *Security* – **Nathan**
- *Communications/Website* – **David**
- *Landscaping* – **Chris Underwood**
- *Architectural Control* – **Mike**

Adjourn:

Meeting Minutes for the Board of Directors
Promontory Pointe Homeowners Association
July 30th, 2012

The meeting of the Board of Directors was held at the Church of Jesus Christ of the LDS, Knights Cross Drive, San Antonio TX.

Directors Present: Paul Brown, Julie Agena, Glenn Lewis, Christine Felker, Chris Underwood, Nathan Harmon, Mike Nelson, and Philip Ott

Meeting was called to order at 6:32 p.m. Agenda was adopted.

Consent Items:

- Approval of PPHOA Board Meeting Minutes from March 19th, 2012.
- Approval of \$4641 to pay for the Youth Service Project performed for the HOA. \$2000 from Common Improvement. Remaining \$2641 comes from the assorted Interior funds according to the services provided to each interior.
- Approval of \$1466 for Promontory Reserve gate repairs [from Reserve Interior funds].
- Approval to use the \$12000 Budgeted for Lifeguards towards the Pool Monitor and Neighborhood Patrol.

Treasurer Report:

- 2012 Financials
 - Maturing CDs for Assorted Reserve Funds
 - § Approval to combine the two maturing Pointe Interior CDs into 1 CD
 - § Approval to Renew Common, Promontory Reserve, and Peak CDs for 1 Year
 - § Approval for Peak, Pointe, and Common Reserve Funds budgeted for 2012 to be placed into a CD this month.
 - § Approval to move the budgeted \$28,547 from Common Funds to Pointe Interior to complete the loan repayment.
 - § Common Budget: \$5775 of \$8000 budgeted Common Improvements has been spent. Of \$8000 for Mulch/Weed Control budgeted, \$2600 has been spent with no add'l expenses projected for this line item.
 - \$59000 remain outstanding in the Aging Report

Old Business:

- Pool Monitor/Neighborhood Security Patrol Discussion. Glenn to obtain an estimate for security patrols beyond Labor Day, extending for the rest of the year.
- The new PPHOA website is up and running. Several PPHOA BoD members have been trained. It currently receives 400-500 hits a week.
- Discussion of the short term rental issue in the Peak.
- Discussion on options to develop a cohesive list of homeowner emails in order to facilitate communication and announcements.

New Business:

- Sports Court Repair
 - \$500 approved out of Common Improvements and Gate Repairs to repair the sport court door, remove the tiles and open the court. Philip will obtain bid for another re-surfacing option.
- Discussion of Camera Installation at the pool and sport court. Tabled until a future meeting.

- Pool Maintenance Approved: Pool pump electrical conduit work, \$1075. Pool Pavilion door painting, \$525. Pool shower valve repair, \$175.
- Pool Furniture discussion. More investigation on available pool furniture purchasing options needed prior to purchase.
- August Appeals Hearing scheduled for Tue, 7 August at the LDS Church at 6:30pm.
- Research in progress on Park Signage with Rules and Hours of Operation, additional sign on Volleyball Court back wall approved.
- Discussion on Information Board at Park or Pool including possible location and style, tabled until Sep meeting.
- Peak Gate Camera System and new ballards are in place.
- Heights Gate requires significant repairs. Board approved \$7596 for the repair of the exit gate. The entry gate may need replacement in the future. Board approved not placing any Heights funds into reserve for 2012 as the budgeted 5K will go toward this project instead, plus other funds coming from other areas of the Heights budget. Reserve funds may be used if needed.
- National Night Out (NNO) is October 2nd. Nathan reported he has registered PPHOA nationally and with the city for this event.
- Discussion of recycling options for the PPHOA Common areas is tabled to Sep meeting as AMS is currently under contract to remove common area trash.
- An upcoming communication letter will be distributed.
- Reminder of BoD nominations required for the Annual Meeting.
- Next Board Meeting set for September 24th, 2012 @ 1830.

Meeting adjourned at 9:20 p.m.

Respectfully submitted by Michael Nelson
