

**Minutes of the Annual Meeting of the General Membership
Promontory Pointe Homeowners Association
October 24, 2017**

A meeting of the general membership of the Promontory Pointe Homeowners Association, a Texas nonprofit corporation (the "Association"), was held at Lifehouse Church, located at 20825 Wilderness Oak, San Antonio, TX 78258, pursuant to call by the President of the Association.

Directors Present: Ryan Sweeney, Annie Ortega, Julie Agena, Jeff Clay, Dennis Westberg, George Lampe and Glenn Lewis.

Also Present: Ken Piland, Association Manager, Diamond Association Management and Consulting

Presentations: Colt Osburn, Constituency Aide for the District 9 City Council Office provided updates on prominent issues affecting District 9: \$1.2M allocated for improvement projects to be suggested by citizens and prioritized by a Citizens Advisory Council, citizens are asked to provide input. Meeting to present/discuss Hardy Oak improvements will take place Dec 6, 2017 at Stone Oak Methodist. Meeting to discuss Loop 1604 and Blanco Rd intersection improvements also being planned. Residents are encouraged to receive Mr Courage's email newsletters.

SAPD SAFFE Officer Dennis Quinn discussed a decrease in panhandler activity in major intersections due to new enforcement strategies that he has employed, a decrease in home and vehicle burglaries in PPHOA due to group of offenders being arrested last winter. Officer Quinn endorsed participation in COP, and recommended SAPD Home Security Service in which officers will evaluate a property for security concerns or improvements.

Both addressed questions from the floor.

Call to Order: The meeting was called to order at 7:45 p.m., the President being in the chair and the recording secretary present.

Verification of Quorum: Mr. Piland verified that the quorum requirements were met. A quorum of 10% of the 772 total lots is required. There were 35 homeowners present and 56 represented by proxy for a total of 91 homeowners represented. Therefore, the quorum requirements were met.

Introduction: Mr Sweeney, President, introduced himself, the Board members present and Mr Piland.

Adoption of Standing Rules: Standing rules, as published in the annual meeting packet for homeowners present in the meeting, were presented and adopted in accordance with HOA rules.

Proof of Notice: Mr Sweeney stated that, in accordance with the bylaws of the Association, the proof of notice of the Annual Meeting was sent to each homeowner via first class mail postmarked October 6, 2017. All homeowners present indicated receiving a copy of the packet.

Appointment of Tellers: Tellers were appointed to oversee election vote counting in accordance with HOA rules.

Approval of Minutes of Previous Annual Meeting: The membership received a copy of the annual meeting minutes for October 25, 2016 in the annual meeting packet. Mr Sweeney asked if there were any corrections needed. The meeting minutes were approved with no corrections.

President's Report: Mr Sweeney updated homeowners on the activities of the Board during the past year including the transition to Diamond Association Management Consulting, facilitating deed restrictions agreed to by the developers for Blanco/Wilderness Oak apartment project, and being awarded CAI HOA of the Year. He reported the following improvements that were completed: expanded concrete patio and security cameras at the pool, new exercise equipment and Little Free Library at the park, new Pointe Interior landscaping projects. The Board continued fiscal discipline and contributions to reserve funds. The Board has been working with City officials to address traffic/speeding and other concerns. The Board participates in the Wilderness Oak Alliance to further address concerns such as these and proposed development that are common to other neighborhoods

along this corridor. The Board participates in the District 9 Neighborhood Alliance to be involved in issues pertaining to this district and maintain contact with the Councilman's office as well as other elected officials. The Board has also maintained contact with Officer Quinn regarding concerns in the neighborhoods.

Treasurer's Report: Mrs. Agena provided homeowners with a copy of the recent balance sheet and provided an overview of the current financial status, which she reported is very strong with sufficient operating funds, increases in reserve funds, and no debt. She discussed the importance of reserve funds for future common area and neighborhood major repairs and replacements, and that the Board has been diligent in working toward reserve fund goals. She reminded homeowners that the current budget is posted on the HOA website, and the Board will be finalizing the 2018 budget in mid November.

Manager Report: Mr Piland reported that Diamond has moved to a new office location at 14603 Huebner Rd, Bldg 40, San Antonio 78230, with same phone number.

Committee Reports:

Landscaping: Mr Sweeney presented photos of multiple projects that were completed.

Security: Mr Westberg discussed the successful National Night Out event that was held in October 3, and that 10 homeowners have volunteered to participate in COP. He encouraged more volunteers for COP, with class for PPHOA volunteers to be scheduled with SAPD. He reported that the security cameras installed last year at the pool and pavilion have been effective in deterring crime or and vandalism, and this activity was greatly reduced as a result.

Recreation: Mr Clay also reported a significant decrease in vandalism at the pool pavilion since cameras were installed.

Social: Mr. Clay reported the committee has been active this past year with volunteers coordinating multiple events. Ms Amy Green, Committee Chair, was introduced, and Halloween and December events announced.

Communication: Mrs Ortega discussed the regularly emailed newsletters to homeowners as well as frequently updated info on the HOA website, encouraged homeowners to sign up for emails if not already receiving them and utilize the website. She reported that a volunteer is needed to help with the emails and website.

Architectural Control Committee: Susan Westberg, Committee Chairwoman, reported she would like to resign from the committee after several years of service, and she is seeking a new volunteer for the committee.

Volunteer Recognition: Mr Clay presented the Volunteer of the Year Award to Amy Green for her dedicated service to the community. She has served as Chairwoman of the Social Committee over the past year and has coordinated multiple events and maintained a committee of volunteers. Ms Green received an engraved plaque and gift card as a token of appreciation.

Election of Three Directors: There were 6 candidates for the three open Board positions (Julie Agena, Genesis Eakes, Lonnie Knight, Jay Travis Pederson, Ryan Sweeney and Michael Wiley). Ballots were collected from the floor. After tabulation of these and the proxy/absentee ballots, Mr Piland announced the election of the following three members:

Julie Agena (Peak), Ryan Sweeney (Pointe), and Genesis Eakes (At Large).

Questions from Floor: Mr. Sweeney and Board Directors responded to various questions from attending homeowners.

Adjournment and Homeowner Forum: A motion and second motion were made to adjourn the Annual Meeting at 9:20 p.m. Homeowners were invited to meet with their respective board members directly following the meeting to discuss neighborhood-specific issues.

Respectfully submitted,
Julie Agena