

**Minutes of the Annual Meeting of the General Membership
Promontory Pointe Homeowners Association
October 23, 2014**

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: Jeff Clay, Chris Barnes, Julie Agena, Irene Hernandez, Annie Ortega, Dennis Westberg

Also Present: John Bouchier, Association Manager, Association Management Services

Directors Absent: David Petershack, Nathan Harmon, Joe Bowlin

Presentations: Adam Trevino, Chief of Constituency for the District 9 City Councilman. Mr. Trevino provided updates on area traffic enforcement and traffic calming strategies for Wilderness Oak, Promontory Circle. He announced there would be a town hall meeting with Councilman Krier for Promontory Pointe on November 18th at the Parman Library to discuss results of the survey that was mailed to all homeowners. He discussed the proposed Vista Ridge water plan. He encouraged homeowners to call his office for help with any City matters including traffic concerns.

Call to Order: The meeting was called to order at 7:25 p.m., the President being in the chair and the recording secretary present.

Verification of Quorum: Mr. Bouchier verified that the quorum requirements were met. A quorum of 10% of the 772 total lots is required. There were 41 homeowners present and 52 represented by proxy for 93 homeowners represented. Therefore, the quorum requirements were met.

Introduction: Mr. Clay, President, introduced himself, the Board members present and John Bouchier, HOA Manager.

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

Proof of Notice: Mr. Clay 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 on October 9, 2014. All homeowners present received a copy of the packet.

Appointment of Tellers: Tellers were appointed to count election votes in accordance with HOA rules.

Approval of Minutes of Previous Annual Meeting: The membership received a copy of the October 24, 2013 meeting minutes in the annual meeting packet. Mr. Clay asked if there were any corrections needed. The meeting minutes were approved with no corrections.

President's Report: Mr. Clay updated homeowners on the activities of the Board during the past year including improvements (expansion of park grass and irrigation, additional tables at the pool installed on new concrete area, automatic pool fill valve). The Board continued fiscal discipline and contributions to reserve funds, finalization of an ACC policy to provide guidelines for homeowners who wish to reduce their grass and watering through xeriscaping, improvements with electronic communication to homeowners, and working with City officials to address traffic/speeding concerns.

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 needs, 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 2015 budget in mid November.

Volunteer Recognition: Mr. Clay presented Susan Westberg, Chairwoman of the Architectural Control Committee, with the Volunteer of the Year Award for her dedicated service to the community. Mrs. Westberg received an engraved plaque and gift card.

Committee Reports:

ACC: Mrs. Westberg discussed the role of the ACC and noted that ACC forms are available on the HOA website for homeowners who wish to make exterior changes. She advised residents to contact the ACC for assistance and questions before starting landscaping and architectural projects. She also requested volunteers for the committee as two committee members have served several years.

Landscaping: Mark Fantasia discussed the success of the Yard of the Month program.

Recreation: Chris Barnes reviewed several improvement projects that have taken place and additional facility repairs and maintenance that are needed at this time.

Security: Mr. Clay discussed the successful National Night Out event that was held in October, and nighttime security patrols that are currently taking place on weekends. It was also discussed that the Board has been in contact with the area SAPD SAFFE Officer for concerns in our community.

Social: Rhonda Kleiss and Mr. Clay discussed community events organized by the committee, and Mrs. Kleiss requested feedback regarding other events that homeowners would like to have.

Election of Three Directors: Mr. Clay thanked the three board members whose terms are ending, (Julie Agena, Nathan Harmon and David Petershack), and will later award Mr. Petershack a plaque in recognition of his service as he was absent. There were four nominees for the three open Board positions (Julie Agena, Nathan Harmon, Ryan Sweeney, and Garland Scott). Ballots were collected from the floor. After tabulation of these and the proxy/absentee ballots, the president announced the election of the following three members:

Julie Agena (Peak), Ryan Sweeney (Pointe), Garland Scott (At Large).

It was announced that Joe Bowlin (Pointe) is resigning from the board for personal reasons. A motion was made to appoint Nathan Harmon to fill the position to serve the remainder (2 years) of Mr. Bowlin's term. The motion was seconded and approved by the Board.

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

Adjournment and Homeowner Forum: The motion was made and seconded to adjourn the Annual Meeting at 8:30 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