

Meeting Minutes for the Board of Directors
Promontory Pointe Homeowners Association
Thursday, Sept 18, 2014

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: Jeff Clay, Julie Agena, Irene Hernandez, Chris Barnes , Annie Ortega, Nathan Harmon.

Also present was the Association Manager, John Bouchier of AMS

Absent: Andrew Staffier, David Petershack, Joe Bowlin

Meeting was called to order at 6:30 p.m. Agenda was adopted.

Consent Items (Previously approved by email)

- ⌚ The Board approved the minutes of the June 12th Board Meeting.
- ⌚ Playground canopy, Oracle Builders, \$1160, Common Improvements
- ⌚ New pool water pressure regulator, \$200, Pool Repairs
- ⌚ Approved several homeowner payment plans forwarded by the attorney's office
- ⌚ Pool Gate Controller and motherboard, Quality Fence, \$2493
- ⌚ Renewed maturing reserve CDs and placed 2014 reserve contributions in those CDs
- ⌚ Approved one force mow in the Pointe Interior

Treasurer Report:

Julie reported the HOA expenses and budget are on track at this time, reported no concerns other than janitorial expenses being over budget. Reserve fund contributions for 2014 have been placed into CDs for Common, Peak, and Reserve. The Heights contribution will be made when the Heights CD matures in October.

Committee Liaison Report

- ⌚ Recreation: Chris: Pool monitor's last day was Labor Day and pool will close on Oct 12.
- ⌚ Social: Irene: Multiple events are planned for the upcoming holidays.
- ⌚ Security: Nathan: Security patrols were reduced to weekends only after Labor Day. National Night Out event is being planned for Oct 7.
- ⌚ Communications: Annie: Website updates and homeowner communication is in discussion, website now has a Twitter feed, and HOA email capability through the website rather than from volunteer personal accounts is being explored.
- ⌚ Landscaping: Committee is implementing Yard of the Month and has proposed to have Rogers Gardens on a schedule under contract for maintenance of the Ashmont green space.
- ⌚ Architectural Control: Annie: Committee has developed and proposed a policy on xeriscaping.

New Business:

- ⌚ Board reviewed proposed policy on xeriscaping, discussed proposed editing. Board to further review the edited draft and vote on approval at a later date.
- ⌚ Board approved proposed contract additions from Rogers Gardens which will be effective in 2015, board will budget these amounts, allowing the Ashmont green space to be maintained on a regular basis, \$1680 and \$1080 annually to Pointe Interior Grounds Maintenance.
- ⌚ Discussed Annual Meeting and planning. Mass mailing with call to serve and election letter completed.

- ⌚ Joe Bowlin is resigning and his Pointe position will be filled through the upcoming election in addition to the other terms that are ending.
- ⌚ Board selected a Volunteer of the Year (to be disclosed at the meeting).
- ⌚ Board discussed proposal to seek change in the DCCR which would allow the HOA Board to sell property to homeowners in situations where a homeowner is adjacent to an HOA owned and unused parcel, and the homeowner has expressed interest in obtaining ownership. Board will seek legal advice and continue discussion.
- ⌚ Jeff reported he and Joe met with City officials to discuss traffic calming needed near PPHOA park, and in school zone. A recommendation from the city is pending completion of their study.
- ⌚ Board approved proposal to have deadbolt locks placed on pavilion bathroom doors so that doors can be locked in event that the electronic system is down, volunteer project, \$100.
- ⌚ Jeff reported he will seek bid from Oracle Builders to paint railings now that he has list of railings compiled.
- ⌚ The Board agreed that hearings are not to be offered to homeowners who disagree with the ACC's decisions. Board members and ACC volunteers will however work with homeowners to find agreeable solutions and compromise.
- ⌚ The Board approved bid from James Ladewig to refinish railings in the Peak and repair entrance stucco for \$738, Peak Improvements.
- ⌚ The Board approved a bid from Rogers Gardens to plant 5 crepe myrtles and alter irrigation on Ashmont, \$1691, Pointe Interior Improvements.
- ⌚ The Board agreed that the Association Manager should begin enforcing grass replacement in his next drivethrough inspection later this month.
- ⌚ The Board discussed ongoing dissatisfaction of some board members with the Manager's drivethrough inspections.

Meeting adjourned at 9:45 p.m.

Respectfully submitted by Julie Agena
