

Meeting Minutes for the Board of Directors
Promontory Pointe Homeowners Association
March 19, 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, Chris Barnes, Julie Agena, Irene Hernandez, David Petershack, Annie Ortega, Joe Bowlin.

Absent: Nathan Harmon, Andrew Staffier

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

Consent Items (Previously approved by email)

- ⌚ Approval of court filing fees to request foreclosure proceedings – 3 homes
- ⌚ Approval of Payment Plan for Peak home
- ⌚ D9NA Representative (Julie Agena), membership \$50
- ⌚ Forgive Fine for Recycle Bin, Peak home
- ⌚ Approval of placing additional 2013 funds into reserves, determined by year end budget report
 - o Common: \$12328
 - o Pointe: \$18721
 - o Peak: \$2714
 - o Reserve: \$5831
 - o Heights: \$4599
- ⌚ Install 3 Tables at Pool (\$5177)
- ⌚ Basketball Goal Pads (\$365.46)
- ⌚ Pool Tile Repair, Upgrade to Code, \$1700 (Pool Repairs)
- ⌚ Eagle Scout Project for Exercise Station at Playground, \$500 (Common Grounds Improvements)
- ⌚ Attorney to File Proof of Claim at hourly rate
- ⌚ Peak Reserve CD matured March 13, renewed for another year, and 2013 Peak reserve contributions (2714) added to the CD.
- ⌚ Replacement of backflow preventer on Wilderness Oak which was stolen, \$1500 (Common Irrigation)

Old Business: The Board approved the minutes for the November 11th Board Meeting.

Committee Liaison Report

- ⌚ Recreation: Chris Barnes: The pool tiles were completed as required, the concrete work and tables installed, plumbing addressed, pool fill valve operating, and the pool opened on March 8th. Board discussed plans/options for a pool monitor, Chris will work with committee on options.
- ⌚ Social: Irene Hernandez: Multiple events being coordinated including Fiesta and Easter Egg Hunt.
- ⌚ Security: Nathan Harmon: no report
- ⌚ Communications: David Petershack, Annie Ortega: Website updates and homeowner communication in discussion
- ⌚ Landscaping: Joe Bowlin: Committee is working on Yard of the Month
- ⌚ Architectural Control: Annie Ortega: No concerns reported by committee who continues to work with homeowners on a variety of requests.

Treasurer Report (Julie):

- ⌚ Correction needed to the 2014 Common budget to reconcile 11,600. Board approved reducing the Common Improvements to 15900 and the Common Reserves to 23000.
- ⌚ AMS reports the HOA was overcharged by 3584.17 for Common management fees, is now a credit for 2013. Board approved adding this amount to 2013 Common reserve contributions.
- ⌚ A Common reserve CD is maturing March 30th, board approved renewing for another year and placing add'l 2013 Common reserve contributions (12328 plus 3584) to the CD.

New Business:

- ⌚ Adjustment of Common budget (see above Treasurer report)
- ⌚ Board is requesting that the HOA Manager enforce general maintenance of home exteriors as most homes are now at the age of needing paint, boards in disrepair, and fence work needed. Board is requesting that the Manager also take a harder look at yards now that it is Spring and weeds are prevalent. Enforcement of grass replacement begins in March as well.
- ⌚ Julie to obtain add'l details from the attorney regarding the cost of collecting on large unpaid fines over \$1500 in the Justice of Peace court, and whether fees are recoverable from homeowner.
- ⌚ Jeff reported the new water meter at the park has been installed
- ⌚ Jeff reported that he continues to work with the landscaper regarding bids to xeriscape the Bear Ridge/ Prospect Hill island with goal of reduce water usage there (Pointe Interior).
- ⌚ Proposal to paint drainage railings discussed and deferred.
- ⌚ Jeff and Chris to look into painting pavilion address on curb
- ⌚ Board approved proposal to improve park area near corner of Bear Ridge and Promontory Circle with new irrigation and soil and grass for \$10931 (Common Grounds Improvements)
- ⌚ Committee to be created to obtain detailed estimates for marquee sign.
- ⌚ Board approved proposal to replace plants lost to heat/drought on Knights Cross along the brick wall, \$1008 (Common Grounds Improvements)
- ⌚ Board approved proposal to clean up corner of Meandering Circle and Cliff Park, \$162, Peak Grounds Improvements.
- ⌚ Board approved electrical work in pool pump room for \$265.

Meeting adjourned at 8:50 p.m.

Respectfully submitted by Julie Agena
