

Meeting Minutes for the Board of Directors
Promontory Pointe Homeowners Association
Thursday, April 5, 2018

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

Present: Jeff Clay, Dennis Westberg, Julie Agena, Ryan Sweeney, George Lampe, Genesis Eakes. Absent were Annie Ortega, Lonnie Knight and Mike Wiley. Ken Piland, Association Manager, Diamond Association Management and Consulting (DAMC), was also present.

The meeting was called to order at 6:30 pm.

Agenda was adopted.

The Board approved the minutes of the February 22 Board Meeting.

Executive Session was called to discuss matters pertaining to policy, contracts, legal matters or individual homeowners such as enforcement actions, payment plans/collections, etc.

Manager Report: Mr Piland presented and discussed items in executive session.

Treasurer Report: Julie reported Alliance Association Bank is now the preferred bank of DAMC. She also reported that an error was found in the Peak budget which has been corrected, revised budget shared with the Board and Assn Manager, and will be posted on the HOA website. Five reserve CDs at Community Association Bank (CAB) will mature in May/June (Common, Pointe, Peak Heights and Reserve). Board approved transferring these funds to Alliance Assn Bank and open accounts as CDARS, also placing money market account funds for Common, Heights, and Reserve into respective CDARS.

Committee Liaison Reports

- ACC – George: in contact with committee, no concerns at this time.
- Security – Dennis: COP training was held with one PPHOA participant.
- Social – Jeff: Easter Egg hunt took place, community garage sale planned for May 5th.
- Communication – Annie: New volunteer needed.
- Recreation – Jeff: Pool opened March 9, there was wash out of mulch at the park in recent big rain event which is being addressed, and the basketball goals have been reinforced to prevent people from lowering and damaging them. Swim team practice to start early May in afternoons and then change to mornings after school is out for summer, same schedule as last year to include 2 swim meets at PPHOA pool in June.
- Landscaping – Ryan: landscaping projects are being considered. Common area trees (11) on Balmoral were recently pruned and a dead/unattractive tree removed from drainage area.

Ratification of Interim Items

- Tree pruning by pavilion/on Balmoral, \$2814.50, and removal of willow in drainage area, \$595.38, Benchmark, Common Improvements
- Peak Rocky Ct gate/fence and Lorimor fence refinishing, \$3124, Right Source
- Pavilion floor refinished, \$1082.50, and pavilion screens replaced \$254.39, ELK, Common Improvements
- Heights gate repair, \$3496 Quality Fence

Old Business

- Heights entrance pavers repair, work was completed by Longhorn Lot Maintenance, Heights Improvements.
- Updated payment plan policy was filed with the County.
- Five additional email addresses were added to PPHOA website hosting account
- Short term rentals issue: a statement/policy draft is being requested from the HOA attorney, City Ordinance is being developed.
- Updated Promulgated Standards document has been approved by the HOA attorney and will be posted on the HOA website.

New Business

- The swim team leadership has notified PPHOA that their insurance does not cover their use of PPHOA baby pool, therefore, the Board is notifying the swim team in writing that swim team participants and guests are not permitted to use the PPHOA baby pool, and during meets the baby pool area is to be cordoned off.'
- The Board approved a new contract with Allen, Stein and Durbin for HOA legal matters and collections.
- The Board agreed to seek proposals for a pool monitor from CPM pool management company for peak pool usage times.
- The Board approved a proposal from Suberg Electric to replace Peak landscape lighting at the Wilderness Oak entrance, \$725, Peak Lighting.
- The Board approved a proposal from Suberg Electric to replace Pointe Interior landscape lighting at Prospect Hill entrance, \$650, Pointe Lighting.

Next Regular Board Meeting is scheduled for June 14, 2018 at 6:30 pm or following any scheduled homeowner hearings at the LDS Church on Knights Cross.

Meeting adjourned at 9:20 pm.

Respectfully submitted by Julie Agena
