**Meeting Minutes for the Board of Directors**

Promontory Pointe Homeowners Association

Thursday, September 17, 2015

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, Annie Ortega, Nathan Harmon, Dennis Westberg, Garland Scott, Ryan Sweeney

Directors Absent: Irene Hernandez, Chris Barnes

Also Present: HOA Manager Ken Piland

Meeting was called to order at 6:40 p.m. Agenda was adopted.

**Consent Items (Previously approved)**

* Electrical work at Pavilion, $1140 and $475, Suberg Electric
* Renewal of matured Reserve CDs: Pointe Sept 3, Common Sept 3 (2015 reserve contribution added), Reserve Aug 31 (2015 reserve contribution added), Peak Sept 3.
* Heights gate repair, $6516, Quality Fence
* Filing fees for 2 homes
* Irrigation repairs, Benchmark Landscaping: $408 Common WO Island Master Valve, $408 Pointe Interior Bear Ridge, $293 Heights repair, $600 Common WO controller
* $273 plumbing repair/pool shower, Graham plumbing
* Peak Grounds Improvements, clean up of green space behind Lorimor, Benchmark $640.

 **Committee Liaisons**

* Recreation – Ryan Sweeney: obtaining bids for several projects
* Security – Dennis Westberg: Blue Armor security reduced to weekends only after Labor Day, Dennis completed COP training and has several homeowners who have expressed interest in participating
* Landscaping – Garland Scott: researching projects, working with SAWS to reduce meter pipe size
* Social –had 100 people turn out for movie night, planning Halloween event.
* Communication – Annie Ortega: website hits increased, electronic newsletters going out monthly
* ACC – Ryan Sweeney: new committee member needed

**Old Business:**

* Traffic calming efforts on Promontory Circle: the City/TCI will install a 3 way stop at Promontory Circle and Bear Ridge on Oct 12. TCI is taking data on traffic patterns/behavior on Balmoral to evaluate this area before and after the stop signs installation.
* Jeff and Ryan to continue working with landscapers on plans/bids for Pointe Interior island xeriscaping. Current bid obtained from Benchmark for Bear Ridge island presented, board agreed it is within acceptable price range. Details to be worked out, final approval to be obtained from board via email.
* Pointe Interior Brick Walls repair on Bear Ridge: Bid from Right Source, $1275, approved.
* Reserve and Heights wall projects deferred until Nov budget meeting for 2016 planning
* Peak entrance walls/pillars project: bid from Right Source $6064, approved.

**New Business**:

* New HOA Manager Ken Piland was introduced and welcomed.
* The Board approved the minutes of the Feb 26 Board Meeting
* HOA Violations Policy was updated and approved by the board, to be sent to the HOA attorney for review and approval, and filing with the County.
* Garland reported he is working with SAWS to reduce water meter pipe size at Bear Ridge island which will result in large cost savings over time. He will pursue other locations after this initial project.
* Peak gate repairs approved, $350, Quality Fence.
* Board approved increasing maintenance frequency in the Ashmont area from quarterly to every other month
* Board approved a trial of citing trash can violations during one inspection per month for cost savings to HOA.
* Playground/pool inspection report cited several minor repairs needed, and all have been addressed. Bid for removing large rocks under playground area and adding more mulch is pending.
* Board approved turning off water meter in the Reserve which has not been used in 2 yrs, for cost savings to the Reserve
* Board approved beginning the enforcement process for yards with dead grass and bare areas.
* Next hearing offered to homeowners will be Oct 1st.
* National Night Out will be Oct 6, Nathan is coordinating.
* Annual meeting will be Oct 20 at Lifehouse Church, call to serve received in mail, homeowners sought for upcoming elections, Ken to send meeting packet in early Oct, Social Committee will be asked to arrange refreshments, Julie will obtain Volunteer of Year plaque and gift card.

Meeting adjourned at 10 p.m.

Respectfully submitted by Julie Agena

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