

**Meeting Minutes for the Board of Directors**  
Promontory Pointe Homeowners Association  
Thursday, August 31, 2017

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: Ryan Sweeney, Annie Ortega, Julie Agena, Jeff Clay, Dennis Westberg, George Lampe, Glenn Lewis, Leroy Ramirez and Association Manager Ken Piland, Diamond Association Management and Consulting (DAMC). Steve Chafin was absent.

The meeting was called to order at 7:50 pm.

Agenda was adopted.

The Board approved revisions to the minutes of the June 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:** Ken announced that DAMC will be moving into new, larger office space at 14603 Huebner Rd, Bldg 40, San Antonio, 78230, and the new office will be open for business on Sept 18. The phone number will remain the same. He also announced that a new accounting manager, Cheryl Hale, has been hired and is now on staff to assist with HOA financial documents and management of funds.

**Treasurer Report:** Julie reviewed midyear spending trends and the revised midyear budget. The revised midyear budget was approved by the board.

#### **Committee Liaison Reports**

- ACC – Dennis: The committee has been busy with many requests.
- Security – Dennis/George: Need add'l COP volunteers for training that has been offered. National Night Out will be Oct 3 from 6-8 pm, Jeff will ask Social committee to help with the event.
- Social – Jeff: Events are being planned and will be posted on the website
- Communication – Annie: New volunteer needed. Electronic newsletters continue as well as website updates and announcements
- Recreation – Jeff: New safety equipment at the pool was purchased. Pool to close in October 10. Ryan spoke with Fire Marshall regarding Balmoral pool parking, and request for fire lane was denied.
- Landscaping—Glenn: Scouts completed a landscape improvement project at the pool parking lot. One large tree fell on Bear Ridge island due to the hurricane and has been removed. See New Business for new proposals.

#### **Ratification of Interim Items Approved by electronic vote**

HOA Insurance, \$6467.90 (an increase over what was budgeted)

Peak gate repairs, \$989.70

Eagle Scout project, landscaping improvement at pool parking area, \$1000, Common Improvements

Social committee budget increase, \$1000

Pool safety equipment (rescue poles), \$313.97

Peak pavement markings for stop lines and speed bumps, \$4546.50, Longhorn Lot Maintenance, Peak Street Repairs

Removal of tree on Bear Ridge that was down due to hurricane, \$703.63, Benchmark, Pointe Interior Improvements

#### **Old Business**

- 2016 Audit is in progress
- Board approved revised Promulgated Standards
- Little Free Library to be installed in the park, \$500, Common Improvements
- Heights entrance pavers repair, proposal is in progress, board approved up to \$2500, Heights Improvements.

## **New Business**

- Board approved proposal to improve/trim the Ashmont greenbelt, Benchmark, \$7599.15, Pointe Interior Improvements
- Annual meeting planning: Lifehouse church has been contacted and date the facility is available still to be confirmed. Ken is mailing out Call to Serve in early Sept with board candidate form.
- Jeff reported he and George attended the recent Wilderness Oak Alliance meeting and provided update.

Next Regular Board Meeting is scheduled for Oct 5, 2017 at 6:30 pm or following any scheduled homeowner hearings at the LDS Church on Knights Cross.

Homeowner violations hearings will be offered Oct 5, 2017 at 6:30 pm at the LDS Church on Knights Cross.

Meeting adjourned at 9:45 pm.

Respectfully submitted by Julie Agena

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