

Meeting Minutes for the Board of Directors
Promontory Pointe Homeowners Association
September 24th, 2012

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: Paul Brown, Julie Agena, Glenn Lewis, Christine Felker, Nathan Harmon, Mike Nelson, Philip Ott and Chris Underwood. John Bouchier from AMS was also in attendance.

Meeting was called to order at 6:45 p.m. Agenda was adopted.

Consent Items:

- Approval of PPHOA Board Meeting Minutes from July 30th, 2012.
- Approval of \$7996 to replace/repair Heights exit gate system.
- Approval of \$6788 to replace/repair Reserve entry gate system.
- Approval of \$300 receipt in funds from sale of sports court surface.
- Approval of security patrols on weekends through end of year for \$2142.

Treasurer Report:

- 2012 Financials
 - Executed items approved from last meeting.
 - Board approved renewing Reserve CDs scheduled to mature in October, also approved consolidation of CDs into fewer CD accounts for Pointe Interior, Heights, Peak, and Reserve.
 - Paid off loan to Pointe Interior. Funds placed into Pointe Interior Reserve CD.
 - Reviewed unspent funds for Directors to consider for any needed improvements or to be placed in reserves at year end.

Old Business:

- New park signage complete for \$183.
- Discussion of the short term rental issue in the Peak.
- Replacement of Men's room door \$1850 (\$1600 parts/\$250 labor) from Common, Rec Area Bldg funds approved. Electrical conduit work is complete. Showerhead plumbing will be fixed during pool off-season.
- Heights and Reserve gates repaired with no problems.

New Business:

- National Night Out October 2nd. Registered and setup for fire, helicopter, and moon bounces.
- Violation letters will be sent to both homeowner/landlords and tenants to ensure tenants are aware of the violation. Exception: certified letters will be sent to the landlord/homeowner only.
- Discussion of pool monitor/security patrols. Recommendation given to remove pool lifeguard chair since lifeguard presence is not expected in future seasons.
- Options for sports court surface discussed. Two options discussed with other options queried. Topic tabled to next meeting in lieu of further investigation on other options.
- Discussion of camera installation to monitor court, pool, pavilion, parking lot, and valley area. Discussion tabled to next meeting.
- Stringers on valley bridge repaired after damage.
- Volunteer of the Year nominations were entertained and a recipient was approved by the Board.
- Discussion of Board of Directors size. Advantages/Disadvantages of dropping Board size from 9

to 7 discussed/debated. Topic tabled until results from interest in upcoming BoD positions is received.

- Discussed/decided that 10 new pool furniture items would be needed in preparation for the next pool season. \$3500 of 2012 funds to be designated/approved for this purpose in 2013.
- Approved final return of \$25 to interior accounts from common from annual dues. Discussion of further Heights/Reserve interior assessments increases.
- Waste disposal contract discussed. Individual neighborhoods may decide for themselves. Topic tabled to next meeting in lieu of feedback from homeowners; late quotes from waste management companies did not leave enough time for representatives to get homeowner feedback.
- Wilderness Oak Alliance meeting will be held 23 October. PPHOA board member selected to attend.
- Task force formed to assess 2012 water usage/bills in order to recommend improvements worthy of the water cost savings. Results expected at next meeting.
- Discussion of property purchase of plot at Knights Cross entrance. Topic tabled until status of purchase is better known.
- Paul reported on Swim Team issues discussed with new swim team parent-leader.
- Annual PPHOA meeting set for 25 October at Lifehouse Church. Proxies heavily encouraged in order to meet quorum. Topics included in discussion: meeting announcement mailing contents, attendance, signage, copies of financials for the meeting, agenda, key topics of discussion, and the omission of floor nominations per legal advice.
- John reported that AMS offers new website options that are available to PPHOA if desired.
- Discussion with John/AMS over recycling options at pool.
- Discussion of painting fire hydrants and end of cul-de-sac drainage railings. Topic tabled until better assessment on pricing and funds availability.
- Discussion of Yard-of-the-Month Award policy.
- Acknowledgment/Applause for Glenn Lewis and Christine Felker's dedicated service to the PPHOA.
- Next Board Meeting set for November 5th to begin budget discussion for 2013 budget.

Meeting adjourned at 9:52 p.m.

Respectfully submitted by Michael Nelson
