

**Minutes of the Annual Meeting of The General Membership
Promontory Pointe Homeowners Association
October 25th, 2012**

A meeting of the general membership of the Promontory Pointe Homeowners Association, a Texas nonprofit corporation (the "Association"), was held at Lifehouse Church, located at 20825 Wilderness Oak, San Antonio, TX 78258, pursuant to call by the President of the Association.

Directors Present: Paul Brown, Julie Agena, Glenn Lewis, Christine Felker, Nathan Harmon, Philip Ott, David Petershack, Christopher Underwood

Also Present: John Bouchier, Association Manager, Association Management Services

Directors Absent: Michael Nelson

Presentations:

Constable Mark Vojvodich, Bexar County Constable's Office: Constable Vojvodich introduced himself and stated that his office represents 60,000 residents. He noted that Precinct 3, which includes Promontory Pointe, accounts for 62% of Bexar County revenue and that residents should use resources available to them. He stated that his goal is to serve his community residents and that his officers are available 6 a.m. to 2 a.m. seven days a week for crime reports, neighborhood patrols, school zone speed enforcement, house checks and a variety of other law enforcement services. Constable Vojvodich answered questions from the floor.

Susie Livesay, Promontory Pointe Piranhas Swim Team: Ms. Livesay talked about the benefits of the swim team for residents, their children, and the neighborhood, including physical fitness, personal and community relationships, and the ability to showcase the neighborhood to potential residents. She stated that the Promontory Piranhas had over sixty swimmers from forty families participate this past season, and that they have a goal of fifty families next season. She also discussed the swim team's upcoming neighborhood service projects that they are undertaking to give back to the community.

Call to Order: The meeting was called to order at 7:05 p.m., the President being in the chair and the recording secretary present.

Verification of Quorum: Mr. Bouchier verified that the quorum requirements were met. A quorum of 10% of the 771 total lots is required. There were 71 homeowners present and 122 represented by proxy for a total of 193 homeowners represented. Therefore, the quorum requirements were met.

Introduction: Mr. Brown, President, introduced himself, the Board members present and John Bouchier, HOA Manager.

Adoption of Standing Rules: Standing rules, as published in the annual meeting packet, were presented and adopted in accordance with HOA rules.

Proof of Notice: Mr. Bouchier stated that, in accordance with the bylaws of the Association, the proof of notice of the Annual Meeting was sent to each homeowner via first class mail on October 11th, 2010. All homeowners present received a copy of the packet.

Appointment of Tellers: Tellers were appointed to count election votes in accordance with HOA rules.

Approval of Minutes of Previous Annual Meeting: The membership received a copy of the October 20th, 2011 meeting minutes in the annual meeting packet. Mr. Brown asked if there were any corrections needed. The meeting minutes were approved with no corrections.

President's Report: Mr. Brown updated homeowners on the activities of the Board during the past year, including: payoff of all internal and external loans, budgeted placement of funds into reserves for future repair and replacement needs. Discussed various neighborhood improvements accomplished during the year including: complete pool resurfacing and renovation, pavilion painting and repairs, landscaping projects

throughout the neighborhood, and replacement of aging gate systems in the Heights and Reserve. Stated that the PPHOA is working with the Wilderness Oak Alliance to further community interests. Also noted various legislative changes to HOA operation and recordkeeping, and PPHOA's work with its attorney to ensure compliance with these new regulations. Noted settlement of drainage lawsuit at minimal cost to HOA. Upcoming 2013 projects include: creation of neighborhood task force to investigate water-saving opportunities in neighborhood landscaping and irrigation, striping of the sport court, replacement of aging pool furniture, and renegotiation of pool monitor and security patrol contracts.

Treasurer's Report: Mrs. Agena provided attending members with a copy of the balance sheet and provided a line-by-line review of the financials. She discussed the importance of reserve funds for future repairs and replacements. She also stated that the HOA is in excellent financial shape with debt eliminated and adequate funds available for the remainder of the year.

Volunteer Recognition: Mr. Brown presented Mark Fantasia with the Volunteer of the Year Award for his dedicated service to the community. Mr. Fantasia received an engraved plaque and gift card.

2011 Committee Reports:

ACC: Bryan Agena discussed the role of the ACC and noted that ACC forms are available on the HOA website. He advised residents to contact the ACC for assistance and questions before starting landscaping and architectural projects.

Communications: Jen Harvey discussed the committee's role and its ability to provide important information to residents. She mentioned that a number of Peak homeowner email contacts had been lost and asked that homeowners contact her directly if they have stopped receiving neighborhood emails. Also noted that the PPHOA website, www.promontoryhoa.org, has been upgraded and includes many resources for residents.

Landscaping: Paul Brown discussed the numerous projects undertaken by the committee throughout the year, including a major service project by local church youth. Also mentioned the importance of xeriscaping and other means of water use reduction within the community.

Recreation: Glenn Lewis reviewed the various projects completed by the committee including pool resurfacing, pavilion repair, and painting and repair work throughout the community. Urged residents to get involved.

Security: Nathan Harmon discussed the role of the committee, the successful implementation of security patrols, and coordination with the Constable's office to address neighborhood security issues. Also spoke about the successful National Night Out event sponsored by the committee in October.

Social: Christine Felker spoke about community events sponsored by the committee, including the upcoming Halloween Party on October 31st. She urged residents to join the Social Committee or any other committee by signing the available volunteer sheets.

Election of Three Directors: Mr. Brown thanked the three retiring board members (Christine Felker, Glenn Lewis, and Christopher Underwood) and awarded each a plaque in recognition of their service. There were six nominees for the three open Board positions: David Abbott (Pointe), Joe Bowlin (Pointe), Chris Barnes (Reserve), Evert Chung (Reserve), Jeff Clay (Pointe), and Irene Hernandez (Heights). Ballots were collected from the floor. After tabulation, the election of the following three members was announced by the president:

Jeff Clay (Pointe), Irene Hernandez (Heights), Chris Barnes (at-large)

Questions from Floor: Mr. Brown and the board responded to various questions from attending homeowners.

Adjournment and Homeowner Forum: The motion was made and seconded to adjourn the Annual Meeting at 8:29 p.m. Homeowners were invited to meet with their respective board members directly following the meeting to discuss neighborhood-specific issues.

Respectfully submitted,
Christine Felker