

Meeting Minutes for the Board of Directors
Promontory Pointe Homeowners Association
Thursday, June 14, 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. Annie Ortega, Lonnie Knight and Mike Wiley.

The meeting was called to order at 7:30 pm.

Homeowner to be Heard: A Peak homeowner expressed his concerns and dissatisfaction with residents of the Peak parking in the street as it narrows the road for drivers and narrows the space for a homeowner to back out of a driveway. The board explained the limitations of the DCCR with regard to parking restrictions and that 66% of homeowners would have to vote for a proposed change in the upcoming annual meeting ballot.

Agenda was adopted.

The Board approved the minutes of the April 5 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.

Treasurer Report: Julie reported five reserve CDs at Community Association Bank (CAB) matured May/June (Common, Pointe, Peak Heights and Reserve) and the funds were moved to Alliance Association Bank, new accounts opened as CDARS, and money market account funds for Common, Heights, and Reserve were consolidated into respective CDARS. She also reported that since the Pointe Interior has spent the amount of the Pointe Improvements money market account, the money market account has been requested to be closed and the funds transferred into the operating fund to cover the add'l spending. Julie reviewed available funds for Common Improvements after calculating the recent project approvals and the pending pool monitor.

Committee Liaison Reports

- ACC – George: committee has received many requests
- Security – Dennis: COP training was held with one PPHOA participant.
- Social – Jeff: movie night took place recently, community garage sale took place May 5th.
- Communication – Annie: New volunteer needed.
- Recreation – Jeff: Swim team has 2 swim meets at PPHOA pool in June. Pool maintenance company is doing an extra cleaning in the morning following meets.
- Landscaping – Ryan: see projects listed in Ratification of Interim Items and New Business.

Ratification of Interim Items

- a. Heights Gate Repair, Quality Fence (\$1439.46)
- b. Bear Ridge Mulch, Pointe Interior Improvements, Benchmark (\$385.64)
- c. Water Pressure Regulator Valve at pool/pavilion (up to \$800) Harminson Plumbing
- d. Pool water line leak repair (\$425) Harminson Plumbing
- e. Balmoral Landscape: Trim Trees (\$3166.31), Mulch Trees (\$1539.00), Mulch Hedge (\$830.22), Common Improvements, Benchmark.
- f. Pavilion improvements: Decomposed Granite around tree (\$1412.72), Top Dressing (\$1379.29), Benchmark
- g. Reserve Landscape: Decomposed Granite (\$151.55), Ground cover (\$1578.29), Mulch (\$331.24, 635.07, 515.99), Trim cedars near wall (303.10), Benchmark
- h. Heights Pavers replacement at entrance (\$974.25), Right Source
- i. Pavilion Wall Repair/Paint (\$855), Right Source.

Old Business

- Short term rentals: new legal guidance obtained following recent State Supreme Court ruling. City Ordinance is being developed and the Councilman welcomes feedback from the community.

- Pavilion Wall Repair/paint will be completed next week by Right Source.
- Pool Monitor: Community Pool Management is still working to secure a pool monitor for peak usage times through Labor Day, could be in place for next weekend.

New Business

- Entry Columns Pots:
 - a. The Board approved the updated proposal from Benchmark for Pointe \$1038.89, Peak \$725.13, Heights \$770.43 and Reserve \$675.16 to be charged to area Improvements.
 - b. The Board approved proposal from Benchmark for maintenance of the pots twice per year to be added to the maintenance contract for Pointe \$336, Peak \$192, Heights \$264 and Reserve \$264.
- The Board denied a request by a homeowner to plant trees on HOA owned property near the Reserve entrance.
- The Board approved a proposal from Quality Fence to replace the Telephone Entry System for the Peak gates at both entrances with a Linear system, \$7074.23. The Peak will fund this expense by reducing the amount that is contributed to reserves this year.
- The audit of 2016 finances which was completed in 2017 by Armstrong and Vaughn was not billed by their office until 2018, \$4000 now charged to the 2018 budget in addition to the \$800 charge that is expected for the 2017 review.
- Pool water conditions were discussed as very heavy use and high heat over past several weeks has caused pool conditions to decline. Pool maintenance company has been consulted and strategies discussed.
- The Pointe interior will receive a refund from CPS due to their error in charging the HOA for some city street lights which has been corrected.
- The Board approved a proposal from Benchmark for \$4019.16 to improve landscaping at the park, at the corner of Bear Ridge and Promontory Circle.

Next Regular Board Meeting is scheduled for August 16, 2018 at 6:30 pm or following any scheduled homeowner hearings at the LDS Church on Knights Cross.

Meeting adjourned at 9:50 pm.

Respectfully submitted by Julie Agena
