

**Meeting Minutes for the Board of Directors**  
Promontory Pointe Homeowners Association  
Thursday, August 16, 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, George Lampe, Annie Ortega, Lonnie Knight, Genesis Eakes, Mike Wiley, and Association Manager Ken Piland. Ryan Sweeney was absent.

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

Homeowners to be Heard: A Peak homeowner discussed short term rentals. The Board reassured him that legal advice has been followed and that new guidance is in progress with new court ruling.

Agenda was adopted.

The Board approved the minutes of the June 14 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** was included in Executive Session.

**Treasurer Report:** Julie provided update regarding area budgets. Board approved withdrawing Pointe Interior reserve funds in December when CD matures to cover cost of the Pointe wall repair project which is a reserve expense.

#### **Committee Liaison Reports**

- ACC – George: committee has received many requests, new volunteer needed.
- Security – Dennis: NNO will be in early October.
- Social – Genesis: events will be planned for fall
- Communication – Annie: New volunteer needed.
- Recreation – Jeff: security guard and cameras at the pool have been very effective. Swim team started wearing swim caps during practice after pool conditions were a concern. Pool maintenance company did not recommend add'l cleanings as the issues were a result of high use and high heat with the pool system needing time to filter the water.
- Landscaping – Ryan: no concerns at this time.

#### **Ratification of Interim Items**

- a. Weeding of Entry Column Pots, Benchmark, \$571.16
- b. Pointe Interior Landscaping (trim trees and add mulch), Benchmark, \$6,625.98, Pointe Interior Improvements
- c. Lorimor Fence Drainage Repair, Benchmark, \$1136.63, Peak Improvements
- d. Pool Camera Replacement/Addition, Net Solutions, \$1017.55
- e. Pest Control at Peak Entrance, Accurate Pest Control, \$125.00
- f. IP Access at Peak Gates \$99 install x 2, then \$65 p/mo, plus elec box and extending wiring (pending proposal for wiring from Suberg Electric)
- g. Pool Monitor: Community Pool Management recommended G2 Security Solutions, and the board approved hiring this company for peak usage times from late June through Labor Day, approximate cost \$6000. Common Improvement spending will be reduced by this amount to offset the expense.
- h. Pool pole light bulb replacement using rented lift: Suberg Electric, \$782.83

#### **Old Business**

- Short term rentals: requesting updated legal guidance following recent State Supreme Court ruling. City Ordinance is being developed and the Councilman welcomes feedback from the community.
- Peak telephone entry system previously approved is pending installation.
- Pool conditions have greatly improved since the end of the swim team season due to usage reduction. Strategies for next year discussed.

- Pool monitor/security has been in place during peak usage times and has been effective (see Ratified items above).
- Refund from CPS was received for streetlights charged to Pointe Interior in error, entered as credit to Pointe Interior CPS accounts.

### **New Business**

- Board approved proposal to replace 7 battery controlled irrigation controllers on Knight's Cross with one solar controller, Benchmark, \$1937.89, Pointe Interior irrigation.
- Board approved a proposal for a rain sensor at the Knights Cross wall system, Benchmark, \$436, Ponte Interior Irrigation.
- Board deferred proposal for Irrigation Controller upgrade for Pavilion area, \$2160 over three yrs (60 p/mo x 3 yrs)
- Board deferred additional pool pole light bulb replacement due to adequate lighting in place for now and high expense of replacing bulbs on this particular pole light. Alternatives will be considered.
- Board discussed options for bounce houses during events including hiring a company that has adequate insurance and will provide their own monitors to assume liability, or requesting add'l insurance for events.
- Board approved initiating an insurance claim for the recent Heights gate incident due to proposal for replacement/repair from Quality Fence being \$6200. \$1000 deductible to be charged to the Heights.
- The Annual meeting date was set for October 30, 2018. Julie has contacted Lifehouse Church and they are available for booking that night, will proceed with reservation. Call to Serve will be mailed in early September requesting homeowners to serve on the Board.

Next Regular Board Meeting is scheduled for October 4, 2018 at 6:30 pm or following any scheduled homeowner hearings at the LDS Church on Knights Cross.

Meeting adjourned at 10:00 pm.

Respectfully submitted by Julie Agena

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