

PROMONTORY POINTE HOMEOWNERS ASSOCIATION
Board of Directors Meeting Agenda
Monday, March 19, 2012, 6:30 PM at the LDS church

6:30 PM Call to Order and Adopt the Agenda

Consent Items (Previously approved by email voting)

- Approve Board Meeting Minutes for **November 15, 2011**
- Vote to move excess funds (approx. \$7000) into Common MM account to be used in 2012.
- Review decision from appeals hearing on March 13th – **Julie**
- Vote to renew Reserve CD for \$23,631.67 which matured 2/28/12.

Treasurer Report – 2011 Year end and 2012 Jan/Feb financials review – Julie.

Old Business

- Update on Pool resurfacing & final cost – ratify votes on additional spending (see below) – **Glenn**
- Total cost of pool signage: \$_____ - **Glenn**
- Recommended pool opening date – **Glenn**
- Update on WOA activities, Panther Springs Park and City bond issue – **Paul**
- All landscaping projects approved at last meeting have been completed: 1) NE corner of Prom Cir and Wilderness, 2) SE corner of Prom Cir and Wilderness, 3) additional trees and shrubs and trees in playground area

New Business

- Approve use of \$7002 from Common Money Market acct (closing it out) plus \$1750 from Common Reserves CD (maturing 3/22/12) to make second payment to Aquatic Commercial Services. Last payment of approx 13K will also come from this same maturing CD. Have already approved via email.
- Ryland lot for sale on Knights Cross still available. Preliminary board discussion on how to proceed. **Nathan** has some valuation feedback.
- New website update and date for training those who need access – **Paul**
- Approval on HOA documents to be filed with the City/county – **Paul**
- Discussion of replacing Heights Gate controllers and openers; how to fund, etc. – **Christine**
- Proposed Eagle Scout project: adding benches on corner of Wilderness and Prom Cir. For parents waiting for kids from elementary school; thoughts?
- Pool booklet/waiver form mailing vs. live distribution vs. website posting.
- How do we get more resident emails so more homeowners get our email blasts?
- Discussion on resident lawn/weed control, enforcement of covenants, warning letters and grass replacement deadline. **Chris Underwood and John Bouchier**
 - Remington HOA covering delivery cost of bulk delivery for sod. Thoughts?
 - Should we send special letter to residents on this with xeriscaping options, list of drought tolerant grasses and plants?
- Additional weed control treatment(s) beyond landscaping contract. Prices by area – **Chris U.**
- Peak short-term rental issue – Update on legal discussion with Tom Newton and recommendation for next steps – **Paul**
- Pool monitor vs. lifeguard discussion, costs and vote – **Glenn**
- Peak gate camera recommendations – **Julie**
- AMS management report & drainage lawsuit update – **John Bouchier**
- Youth conference service project, June 8th. 100+ youth and 20 adults for 3-4 hours - **Paul**
 - Mulching common areas, staining picnic tables and arbor, burying conduit, pool grass replacement w/crushed granite, rake sand in volleyball court, etc. What else?
 - They have asked if they can use the pool, basketball court and pavilion that night.

Committee Assignments and Reports

- **Recreation – Glenn**
- **Social – Christine**
- **Security – Nathan**
- **Communications/Website – David**
- **Landscaping – Chris Underwood**
- **Architectural Control – Mike**

Adjourn:

Meeting Minutes for the Board of Directors
Promontory Pointe Homeowners Association
March 19th, 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, Chris Underwood, Nathan Harmon, Mike Nelson, and David Petershack

John Bouchier from AMS also present.

Meeting was called to order at 6:34 p.m. Agenda was adopted.

Consent Items:

- Payment to Aquatic Commercial Solutions (ACS) for Substantial Pool fixes including Re-plastering, Tiles, and Foundational Work. \$7000 from designated money market account and \$1789 from Common Reserve CD Fund maturing March 22, 2012.
- Renewal of Common Reserve CD March 22, 2012 in the amount of 5000, the remainder of 15,041 to be placed in Operating Funds to cover pool project costs.

Treasurer Report:

- 2011 Year-End Financials Report
 - Closed-Out in January
 - Aging Report Shows over \$23,800 in Payments due by PPHOA Homeowners with many in Collections. This amount is higher than historical data/norms.
 - Common budget was zero'd out with \$7000 in excess. As previously approved by email, the \$7000 excess was placed in money market account to be used for funding pool repairs (see Consent Items above).
 - Interior: Most Area Budgets Either Over-Budget or Zero'd Out:
 - § Pointe: Over by <\$6000.
 - § Heights: Over by \$2668
 - § Peak: Over by \$1700
 - § Reserve Under Budget by \$2773. Placed in Money Market.
- 2012 Financials
 - Issue with Janitorial Bill for Pool – Solved. Overpayment to be refunded to PPHOA.
 - Reserve has Reserve CD maturing April 24, 2012. Transfer funds from Reserve Money Market (\$3351) to the maturing CD on 24 April – Approved by Board.
 - Common Area CD Approved for \$20,041 effective 22 Mar 12.(addressed above)
 - \$8000 budgeted to common grounds improvement projects: \$3713 spent for (Wilderness Oak and Promontory Circle intersections as well as trees/shrubs in Park area) / \$4287 remains.

Old Business:

- Pool Repairs (Glenn)
 - Original Contract quotes at \$16500. Soft spots in pool floor were caused by weakened granite in original construction. Leaks also detected on rim of pool surface. Compliance/safety concerns needed drainage adjustments. As well, new

- tiling required to mark water depths. ACS quoted additional \$10,300 in repairs to fix (totaling \$26,800). \$12,700 of bill already paid; Approx \$14000 remains to be paid for final bill when work is complete and satisfactory.
- Pool will be opened at noon on 23 Mar 12.
 - New pool signage settled at \$618.63.
 - Wilderness Oak Alliance Update (Paul)
 - Discussion of Panther Springs Park planned improvements flyer.
 - Broadway Bank owns property on north side of Hardy Oak/Wilderness Oak intersection. A smaller-size retailer has been planning on establishing a location there.
 - An Eagle Scout has requested a project at the intersection of Wilderness Oak and Promontory Circle for a seating area. Idea was discussed with pros and cons pertaining to use, location, and potential vandalism concerns.

New Business:

- AMS (John)
 - Drainage Lawsuit against PPHOA Board had brief hearing 9 Mar 12. Mediation set for 19 Mar 12.
 - Lawn/Weed control is becoming a concern. John asked to produce a mailer to remind HOA of Lawn care CCRs. 23 Apr 12 is lawn deadline on getting lawn weeds under control. Discussion of getting green belts up to speed.
- Roger's Gardens asked for proposals to improve entry ways of the Reserve and Heights.
- Ryland Lot on Knight's Cross: Proposal needed for costs of moving pillars and irrigation to set proposal for property to Ryland Homes. Glenn asked to get estimate from Oracle and Chris asked to talk to Roger's Gardens.
- Website update: Review of the new website underway. Costs estimated at \$100/year. Website will have tiered access for committees, Board, etc. Training will be needed for users.
- State Law-Directed HOA Documents: Discussed and approved by Board of Directors.
- Heights Gate Controllers (Christine): Quality Fence met about gate budget. Operating systems quoted at \$12,000-16,000 for replacement in two phases. In light of recent operations, issue is tabled until further notice.
- Issues with resident email have arisen and communication with residents is difficult. Pool booklet needs to go on PPHOA website. Christine asked to check out email issue with Jenn Harvey.
- Discussion of new resident pool card registration. Tentative dates set for 14 Apr from 0900-1100. Valid ID, lease (if renting), and a check for \$10 required. Again, this is for new residents only. Discussion of adding homeowners who are in financial arrears to this list.
- Peak Short-Term Rental Issue: Legal discussion of what defines a short-term rental versus a long-term rental.
- Pool Lifeguards versus a Pool Monitor: Lifeguards cost \$10/hour and 2 are required when posted (thus \$20/hour). A single pool monitor costs \$13/hour.

Meeting adjourned at 9:05 p.m. for reported severe weather/tornado warning in local area.

Respectfully submitted by Michael Nelson
