

Meeting Minutes for the Board of Directors
Promontory Pointe Homeowners Association
Thursday, August 4, 2016

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: Ryan Sweeney, Annie Ortega, Julie Agena, Jeff Clay, Dennis Westberg, Garland Scott, George Lampe, Nathan Harmon, Association Manager Ken Piland, Diamond Association Management and Consulting (DAMC).

Directors Absent: Steven Chafin.

Also Present: Reserve Homeowner, Venkat Subramani

The meeting was called to order at 6:50.

Agenda was adopted.

The Board approved the minutes of the June 23 Board Meeting.

Manager Report: Ken Piland: Transition of gate access, finances and bank accounts, stored documents and homeowner accounts to Diamond were completed in July. Two drive through inspections were completed as scheduled with all violations starting from the Courtesy notice.

Committee Liaison Reports

- ACC – Dennis Westberg: Many homeowner requests have been submitted to the committee and are being reviewed.
- Security – Dennis Westberg: Blue Armor security patrols have been discontinued. Cameras installed at the pavilion have revealed the identity of some vandals. National Night Out will be October 4th, and Dennis and Jeff are coordinating.
- Landscaping – Garland Scott: no report.
- Social – Jeff Clay: new committee chair is Nickola Wilson
- Communication – Annie Ortega: electronic newsletters going out monthly, website and Twitter usage has increased. New volunteer needed
- Recreation – Jeff Clay: Pavilion address sign will be installed. Jeff is exploring options for a less expensive emergency pool phone. Internet based gate controller has been installed for faster processing time. New shade canopy is needed in the park and bid will be obtained.

Treasurer Report: Julie Agena: Operating funds were transferred from Community Associations Bank to Texas Capitol Bank, new accounts opened with Diamond officials as appointed fiduciaries, and the funds were reconciled. Reserve funds in CDs will be transferred as they mature. The Board approved an updated mid-year Common budget that reflects changes made in last meeting, with funds not used for Pool Monitor and Security Patrols going to Common Improvements and Common Reserves. The Board approved renewing 4 maturing reserve CDs for another year term and placing 2016 budgeted reserve funds for Common and Peak into their respective maturing CDs.

Ratification of Interim Items Approved Previously by Electronic Vote:

- Tree pruning of large branches at Wilderness Oak/Catlin Ct, Benchmark, \$812 (Common)
- Replacement of plants in Rocky Court entrance landscaping, Benchmark, \$532 (Peak)
- Add'l plants for Knights Cross island project, Benchmark, \$300 (Pointe)

Old Business:

Julie presented a summary of the results of the Reserve Study and will contact Reserve Advisors with concerns.

New Business

- Annual meeting planning: Board approved date of Tuesday, October 25 at the Lifehouse Church which Julie confirmed is available, reservation will be made. Ken will send Call to Serve and Board Candidate Form by mail to all homeowners in early September.

Executive Session was called to order to discuss matters pertaining to individual homeowners and the management company transition.

Next violation appeals hearing offered to homeowners will be October 6 starting at 6:30 pm.

Next Board meeting scheduled for Oct 6 at 6:30 pm.

Meeting adjourned at 8:30 p.m.

Respectfully submitted by Julie Agena
