

Meeting Minutes for the Board of Directors
Promontory Pointe Homeowners Association
Thursday, June 15, 2017

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, Dennis Westberg, George Lampe, Steve Chafin, Jeff Clay, Glenn Lewis, and Association Manager Ken Piland, Diamond Association Management and Consulting (DAMC). Absent were Annie Ortega, Julie Agena, and Leroy Ramirez.

The meeting was called to order at 6:47 pm.

Director Jeff Clay was selected to serve as secretary for this meeting.

Agenda was adopted.

The Board approved the minutes of the April Board Meeting.

Homeowners to be Heard Several homeowners addressed the Board of Directors and are summarized below:

Oscar Carrero/Yancey Voges – Discussed perceived safety issues concerning parking on Balmoral Place during neighborhood swim meets sponsored by the Promontory Pointe Piranhas Swim Team. Several cars were parked illegally in no parking zones and others were parked on lawns. The issue of cars parked on both sides of Balmoral Place and not having room for cars to pass was brought up as a safety issue and an attempt will be made to get the City of San Antonio Fire Department to assess making a fire lane along Balmoral Place.

Officer Dennis Quinn of the San Antonio Police Dept (Promontory Pointe's SAFFE Officer) addressed the Board on the success of local Citizens On Patrol (COP) programs in other neighborhoods and offered a local COP class if we could get 8-10 participants.

Jessica Portlock – Discussed the Little Free Library program and asked the Board to consider letting her install a Little Free Library in the playground area. Mrs Portlock volunteered to be the maintainer/librarian for the installation.

Susan Westberg (Chair of the Promontory Pointe ACC) – addressed the board on issues that come up in ACC requests and in our Promulgated Standards.

Manager Report: Ken stated that several CDs had been transferred back to Community Association Bank (CAB) and more would be transferred when they come due until all have been transferred.

Committee Liaison Reports

- ACC – Dennis: The committee has been busy with many requests.
- Security – Dennis/George: No active COP volunteers at this time.
- Social – Jeff: Social committee chair, Amy Green, is requesting small budget increase to cover additional movie night based on success of last movie night. Budget request will be forwarded to board when received.
- Communication – Annie: New volunteer needed. Electronic newsletters are going out monthly via email.
- Recreation – Jeff: Swim Team home meets are over. Pool is getting heavy use so far this summer.
- Landscaping—Glenn: Bear Ridge Island Eagle Scout project is complete. Yard of the Month program has been awarded for June to 527 Hillside. Plants in Knights Cross island to be checked for replacement.

Ratification of Interim Items Approved by electronic vote

Peak Entrance Plants - \$1,304.63 (Peak)
Knights Cross Wall Planter Beds - \$992.05 (Common)
Rocky Court Plants - \$1,004.94 (Peak)
Heights & Reserve Trash Collection Contract Renewal
Wilderness Oak Tree Trimming - \$995.90 (Common)
Peak Weed Spraying - \$303.53 (Peak)
Maturing CD Renewals (Common, Heights, Pointe, Reserve)

Old Business

- 2016 Audit is to begin soon
- Promulgated Standards Review: Board members were asked to complete review and provide comments
- Knight's Cross Island: Check on status of warranty shrub replacement

New Business

- Board approved Irrigation repairs
- Board approved Pillar Maintenance proposal to cut back trees/shrubs from HOA entrance pillars contingent on costs being detailed by HOA area
- Board approved Drainage area cleanup to trim trees and provide better visibility/safety
- Board requested more detail on Ashmont area "cleanup" for green belt

Executive Session was called to discuss matters pertaining to policy, contracts, legal matters or individual homeowners such as enforcement actions, payment plans/collections, etc.

Next Regular Board Meeting is scheduled for August 31, 2017 at 6:30 pm at the LDS Church on Knights Cross.

Homeowner violations hearings will be offered August 31, 2017 at 6:30 pm at the LDS Church on Knights Cross.

Meeting adjourned at 9:52 pm.

Respectfully submitted by Jeff Clay
