

Meeting Minutes for the Board of Directors
Promontory Pointe Homeowners Association
Wednesday, June 23, 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.

Directors Present: Ryan Sweeney, Annie Ortega, Julie Agena, Jeff Clay, Dennis Westberg, Garland Scott, George Lampe

Directors Absent: Nathan Harmon, Steven Chafin.

Also Present: Association Manager, Ken Piland, Diamond Association Management and Consulting (DAMC).

The meeting was called to order at 6:30.

Agenda was adopted.

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

Committee Liaison Reports

- ACC – Dennis Westberg: no update at this time. Starting July 1st, as contract with DAMC will begin, there will be no ACC request fee.
- Security – Dennis Westberg: Blue Armor security contract expired in May, and the board approved giving Blue Armor notice to terminate services. The board will not seek add'l bids for this service at this time. Security cameras (approved in last meeting) at pavilion were installed.
- Landscaping – Garland Scott: no report.
- Social – Jeff Clay: new committee chair is Nickola Wilson
- Communication – Annie Ortega: electronic newsletters going out monthly, new volunteer needed
- Recreation – Jeff Clay: signage has been installed regarding security cameras, pavilion address sign in progress, new pool sign with DAMC info to be obtained. Jeff is exploring options for a less expensive emergency pool phone.

Treasurer Report: Julie Agena: Balance Sheet reviewed, previously approved actions were implemented.

Ratification of Interim Items Approved Previously by Electronic Vote:

- a. Reserve Pedestrian Gate repair \$477.77, Quality Fence
- b. Playground Mulch \$552.08, Benchmark
- c. Playground Center Planter Improvement \$1,710, Benchmark
- d. May Reserve CD Renewals (3) and placement of add'l 2015 contributions into those CDs for Heights, Reserve and Common
- e. ELK (Eddie Reyes) contract for janitorial services
- f. Heights Exit Gate repair \$408.48, Quality Fence
- g. Heights Tree Pruning \$595.38, Benchmark
- h. Prospect Hill Entrance Landscaping \$1,880.31, Pointe Interior Improvements, Benchmark
- i. Pointe Island Weed Treatment \$362.64, Benchmark
- j. Playground Power Washing \$425, ELK
- k. Peak Tree Removal \$324.75, Benchmark
- l. Removal of Pool Monitor expense from Budget as Board decided not to hire one this year.
- m. Peak Gate repair, new BBU, \$519.49 Quality Fence

Old Business:

- Knights Cross island xeriscaping project was approved and to be completed by the end of July.

New Business

- Pool railing replacement, \$600, CPM—Approved
- Pointe Interior walls and pillars project, \$8786, Right Source—Approved

- Playground border improvement project, \$4048, Right Source—Approved
- Ryan to contact Reserve Advisors regarding final reserve study report
- Board approved proposal from AT&T, \$1500 annually plus \$100 install fee, to install internet service to the pavilion for security camera surveillance, as well as eventual connectivity for the pool gate controller.
- Board approved a proposal from Quality Fence, \$729, to improve the pool gate controller remote access by connecting to the new internet service.
- The Board approved a proposal from Harris Underwood insurance for \$5611 General Liability and \$758 Umbrella coverage to start July 1st. The new policy was necessitated by First Service Residential cancelling PPHOA's existing policy effective July 1st upon receiving notice of termination.
- The Board directed the newly assigned DAMC Association Manager to treat all covenant violations as courtesy notices when he performs his first drive through inspection in mid-July, so that the process can begin from the start with the new manager and company. Homeowners accounts will be transferred to DAMC, so any violation fines that have previously been applied will remain on their accounts.
- Ken reported that a mailing to all homeowners has been mailed, notifies homeowners of change in company effective July 1st, introduces them to DAMC, includes a letter from the President, and offers company contact info.

Executive Session was called to order to discuss matters pertaining to individual homeowners and the management company contract. Many issues related to the transition from FSR to DAMC were discussed.

Next violation appeals hearing offered to homeowners will be Aug 4 starting at 6:30 pm.

Next Board meeting scheduled for Aug 4 at 6:30 pm.

Meeting adjourned at 9:45 p.m.

Respectfully submitted by Julie Agena
