

Meeting Minutes for the Board of Directors
Promontory Pointe Homeowners Association
Wednesday, March 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, Steven Chafin.

Directors Absent: Nathan Harmon

Also Present: Association Manager, First Service Residential, Lysa Afflitto (her name has changed to Lysa Reyes).

The meeting was called to order at 6:45.

Agenda was adopted.

The Board approved the minutes of the January 27 Board Meeting.

Manager Report

Lysa reported that new software FSR began using created errors and unintended violation letters were sent in February. She reported that violations noted in the two March inspections were correctly logged and will be cross-referenced for future violations. The Board approved reversing/rescinding all violations that were logged in January and February. The Board has also requested that FSR reverse the charges to the HOA for the letters that were sent in error during January and February.

Committee Liaison Reports

- ACC – Dennis Westberg: no update at this time
- Security – Dennis Westberg: Blue Armor security contract will expire in May, discussed considering other companies in bidding process. Security cameras at pavilion were researched and bid obtained (see New Business).
- Landscaping – Garland Scott: Yard of the Month program is starting.
- Social – Jeff Clay: new committee chair is being sought, 2 new volunteers on board
- Communication – Annie Ortega: electronic newsletters going out monthly, new volunteer needed, about 1/3 of homeowners are receiving HOA email. New Manager@promontoryhoa.org email address has been implemented.
- Recreation – Jeff Clay: New recreation key access system was installed, new key activation and signing of new waiver forms were offered to homeowners at pavillion on several dates, and approx 250 have registered. The pool is now open.

Treasurer Report: Julie Agena: Actions pertaining to End of Year finances that were approved in last meeting were implemented, Balance Sheet reviewed.

Ratification of Interim Items Approved Previously by Electronic Vote:

- Renewal of Peak reserve CDAR
- Heights exit gate repair and pedestrian gate repair, Quality Fence, \$854
- Peak gate keypad replacement, Quality Fence, \$392
- Heights pillar sign repair, Right Source, \$285
- Replacement Playground Canopy, Creative Components, \$1387
- Playground border improvement, Right Source, \$2144
- Pointe Wall Repair (Knights Cross and Buckle Ct), Right Source, \$415
- LDS church youth service project, \$2000 for materials such as mulch and paint
- Heights pedestrian gate repair, Quality Fence

Old Business:

- Proposed First Service Residential management contract: Discussion with the Regional Manager is pending, and the HOA continues with the old contract until agreement is reached for new contract.

- Knights Cross island xeriscaping project is pending plan modifications and new bid.
- Reserve Study finalization is in progress.

New Business

- The Board approved a proposal from Net Solutions and Security to install security cameras at pool/pavilion area for \$4790 in effort to deter vandalism and have video of activity. This was previously budgeted for with unspent 2015 funds (see Balance Sheet).
- The Board approved a \$200 gift card to Dave Abbott for his work to repair the pavilion bathroom door which saved the HOA a great deal in repair cost.
- Community garage sale is scheduled for May 7 and info being sent to homeowners.
- The Board approved having the HOA cover the \$25 fee for ACC requests that First Service has begun charging until contract negotiations are complete and plan is in place.

Executive Session was called to order at 8:30 pm until 9:40 to discuss matters pertaining to individual homeowners and the management company contract.

Next violation appeals hearing offered to homeowners will be April 7 starting at 6:30 pm.

Next Board meeting scheduled for June 23 at 6:30 pm.

Meeting adjourned at 9:45 p.m.

Respectfully submitted by Julie Agena
