

**Meeting Minutes for the Board of Directors**  
Promontory Pointe Homeowners Association  
Thursday, April 6, 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, Annie Ortega, Julie Agena, Dennis Westberg, George Lampe, Jeff Clay, Glenn Lewis, and Association Manager Ken Piland, Diamond Association Management and Consulting (DAMC). Absent were Leroy Ramirez and Steve Chafin.

The meeting was called to order at 7:10 pm.

Agenda was adopted.

The Board approved the minutes of the February Board Meeting.

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

**Manager Report:** Ken obtained reimbursement from the driver's insurance for the repair of the HOA brick wall on Knights Cross which has been completed (\$7500). Ken negotiated with AT&T for the HOA's phone bills for gate phone lines and the emergency pool phone so that each will be \$55 p/mo. Ken also obtained new insurance coverage proposals due to D&O renewing in Feb, the D&O was approved by the board expeditiously and others added to meeting agenda. He obtained bids from others agencies for comps and learned that all D&O coverage was higher this year for all HOAs. Ken has also continued to work with Julie and the banks regarding management of HOA accounts. He reported that he recently learned Texas Capitol does not handle CDARs, so in order to maintain FDIC insurance on all HOA funds, the HOA will have to keep some funds or CDs in another bank. He also reported that he and Rodney continue to work with Texas Capitol to remove fees that were previously assessed to certain accounts.

**Treasurer Report:** Julie reported the Peak CDAR that matured in March was to be transferred to Texas Capitol Bank, but in light of TX Cap not managing CDARS, she recommended these funds be placed in a new one year CDAR at Community Association Bank (CAB) which has managed these accounts for the HOA in the past. Julie recommended that the HOA keep other CDARS and add'l CDs at CAB as well, so that the HOA has only 2 banks to do business with. Julie reminded Pointe Interior directors of the money market account that has funds designated for Pointe Interior improvements, and recommended projects be identified to use the funds or place funds into Pointe Interior reserves.

### **Committee Liaison Reports**

- ACC – Dennis: The committee has been busy with many springtime requests.
- Security – Dennis/George: No active COP volunteers at this time. Mailbox theft continues to be a concern
- Social – Jeff: New committee chair, Amy Green, is planning events which are being posted on the website
- Communication – Annie: New volunteer needed. Electronic newsletters are going out monthly via email, and 80 people are following on Twitter. Annie reported the website continues to be the most effective way to reach homeowners.
- Recreation – Jeff: concrete work at pool was completed, pool opened in March, sport court floor painting is in progress, exercise equipment install at park is pending. See New Business for new proposals.
- Landscaping—Glenn: Plants in Knights Cross island to be replaced at no charge, proposal to replace plants in Balmoral island received. Scout project at Bear Ridge island is in progress. See New Business for new proposals.

### **Ratification of Interim Items Approved by electronic vote**

Irrigation Repairs (Benchmark): Common \$2025, Pointe \$1349, Peak \$620, Reserve \$15

### **Old Business**

- 2016 Audit is to begin soon

- Sport Court Paint: ELK completed first coat of the paint but the appearance was not satisfactory, so bid was obtained for second coat. Board approved add'l \$700 to ELK and \$400 for add'l paint.

## **New Business**

- PPHOA was awarded the CAI "HOA of the Year" for its size class at the CAI event in February.
- Peak Reserve CDAR matured March 2017, board approved placing funds into a CDAR at CAB for 1 yr term
- Board approved proposal to treat the park red tips for disease, Benchmark, \$450 for 2 treatments
- Board approved proposal to replace dying red tips in the park with different shrubs (15 gal), Benchmark, \$2013
- Board approved proposal to replace plants at Balmoral Island at reduced rate, Benchmark, \$301 plus tax, Pointe Interior Improvements.
- Board approved proposal to replace playground mulch for safety, Benchmark \$1028.
- Board approved proposal to install add'l French drains under playground to help prevent and reduce mulch washout during big rains, Benchmark \$2057.
- Board approved proposed premiums for insurance renewals: Umbrella \$758, Liability \$5611, Directors and Officers \$2766 (previously approved due to expiration date), Workers Comp \$280
- Board discussed property at Blanco and Wilderness Oak, Ryan reported the City has approved the zoning change and use restrictions.
- Swim team has scheduled practice as before (M, T, W, Th afternoons in May, and M, T, Th, Fri mornings in June), and 1 or 2 meets starting at 6 pm on June 7 and/or 14 (although not certain yet and could be held elsewhere). PPHOA pool is closed to homeowners during meets. See swim team website for update.

Next Regular Board Meeting is scheduled for June 15, 2017 at 6:30 pm at the LDS Church on Knights Cross.

Homeowner violations hearings will be offered June 15, 2017 at 6:30 pm at the LDS Church on Knights Cross.

Meeting adjourned at 9:20 pm.

Respectfully submitted by Julie Agena

---