

**Meeting Minutes for the Board of Directors**  
Promontory Pointe Homeowners Association  
Thursday, June 12, 2014

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: Jeff Clay, Julie Agena, Irene Hernandez, David Petershack, Annie Ortega, Joe Bowlin, Nathan Harmon.

Also present was the Association Manager, John Bouchier of AMS

Absent: Andrew Staffier, Chris Barnes

Meeting was called to order at 6:30 p.m. Agenda was adopted.

**Consent Items (Previously approved by email)**

- ⌚ The Board approved the minutes for the March 19th Board Meeting.
- ⌚ Peak Mulch/Plants at Rocky Ct gate, Peak Grounds Improvements (\$1743.91, Rogers Gardens)
- ⌚ Pool Pump, Common Pool Repairs, (approx \$700, CPMS)
- ⌚ Crepe Myrtles Replaced, Common Grounds Improvements (\$709.04, Rogers Gardens)
- ⌚ Playground Mulch, Common Grounds Playground Mulch (\$405.94, Rogers Gardens)

**Treasurer Report:**

Julie reported the HOA expenses and budget are on track at this time, reported no concerns

**Committee Liaison Report**

- ⌚ Recreation: Pool monitor was hired for Fridays, Saturdays and Sundays starting Memorial Day weekend through Labor Day. Projected cost is \$4320 out of \$8000 budgeted. Committee recommends using funds for add'l playground mulch needed at larger playscape (see below).
- ⌚ Social: Irene Hernandez: Multiple events have occurred including Fiesta, Easter Egg Hunt.
- ⌚ Security: Nathan Harmon: Recommended the manager check to ensure security rounds are being completed 7 nights per week during summer as requested. Mr Bouchier to check and let the board know.
- ⌚ Communications: D. Petershack, A. Ortega: Website updates and homeowner communication is in discussion
- ⌚ Landscaping: Joe Bowlin: Committee is implementing Yard of the Month
- ⌚ Architectural Control: Annie Ortega: Committee is developing policy on xeriscaping.

**New Business:**

- ⌚ Board approved commencing with foreclosure process and court filing fees for Peak home as recommended by attorney's office
- ⌚ Board is requesting that the HOA Manager improve enforcement of covenant violations including yards, general maintenance of home exteriors and fences. A majority of board members have expressed concern for many violations being missed in his drivethroughs in recent months.
- ⌚ Julie reported the attorney recommends taking action in the Justice of Peace court to collect on large unpaid fines over \$3000, that this would be the minimum recommended to make it cost effective for the HOA.
- ⌚ Proposal to paint drainage railings discussed and deferred.
- ⌚ Board approved a proposal to replace playground mulch for \$4546.50 which includes removing old mulch and liner, re-grading ground underneath and using less expensive cedar mulch (Common Grounds Improvements, Rogers Gardens).
  
- ⌚ Board approved proposal for additional weed control for new grass section in park, \$422.50 per year
- ⌚ Board approved a proposal for a thorough clean up of the Ashmont natural area, \$8706.55 (Pointe

Interior Improvements, Rogers Gardens)

- ⌚ Board discussed homeowner use of “PODS” or other storage containers for moving and agreed that a standing policy of having one in the neighborhood for no more than 3 days will be allowed, that homeowners using them are to be courteous to their neighbors in the placement of the containers, placing them in driveways rather than the street when possible. Homeowners not in compliance with this policy will be considered in violation and sent letters.

Meeting adjourned at 8:10 p.m.

Respectfully submitted by Julie Agena

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