

Meeting Minutes for the Board of Directors
Promontory Pointe Homeowners Association
Thursday, November 13, 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, Chris Barnes, Julie Agena, Annie Ortega, Nathan Harmon, Dennis Westberg, Garland Scott, Ryan Sweeney

Also present was the Association Manager, John Bouchier of AMS

Absent: Irene Hernandez

Election of Board Officers took place following the Annual Meeting on October 23, 2014 President, Jeff Clay; Vice President, Chris Barnes; Secretary and Treasurer, Julie Agena

Committee Liaison Assignments for 2015

Recreation: Chris Barnes and Ryan Sweeney

Social: Irene Hernandez

Security: Dennis Westberg

Communications: Annie Ortega

Landscaping: Garland Scott

Architectural Control: Ryan Sweeney

Guest speaker Bryan Agena presented to the Board highlights of recent seminars he has attended and made suggestions to the board regarding review of insurance policies, using designated email addresses, and other topics.

Meeting was called to order at 6:45 p.m. Agenda was adopted.

Consent Items (Previously approved by email)

- ⌚ Renewal of 4 maturing reserve CDs in October and placement of Heights 2014 reserve contribution of \$12202 in it's maturing CD.
- ⌚ Approval of repair and relocation of sport court gate exit release button, \$1752, Quality Fence
- ⌚ Approval of pool filter and valve replacement, \$1044.53, CPM

Treasurer Report:

Julie reported the HOA expenses and budget are on track at this time. Interior neighborhoods are projected to have unspent funds which will be determined at year end, and the Board can then determine whether to place them in reserves or designate them for improvements. All reserve fund contributions for 2014 have been placed into reserve CDs at this time.

Old Business:

- ⌚ The Board approved the minutes of the Sept 18th Board Meeting
- ⌚ The Board approved the final draft of the ACC Xeriscaping Policy. Jeff is to forward it to the HOA attorney for review and legal approval.
- ⌚ Jeff is to obtain bids for painting Common and neighborhood railings that are in need.
- ⌚ Board requested that Pointe Interior obtain add'l bids for xeriscaping of neighborhood islands

New Business:

- ⌚ Julie presented the draft of the 2015 budget and presented the status of HOA reserve funds.
- ⌚ The Board approved a reduction of Peak interior assessments by \$25 per lot for 2015 which offsets the reduced electric payments to CPS as street light installation is being paid off.
- ⌚ The Board discussed a proposal to reduce the Pointe Interior assessments by \$25 per lot due to excess funds in the interior budget, and the board voted to maintain the current assessment level so that funds can be available for Pointe Interior landscaping. The Board agreed to revisit this next year.
- ⌚ The Board approved replacement of 4 tables installed at the pool in 2015, cost approx. \$6500 delivered and installed, this item added to 2015 budget.
- ⌚ The Board approved the purchase of large coolers for HOA events using 2014 Common funds, \$300
- ⌚ The Board approved the purchase of materials to restrain the pavilion floor using 2014 Common funds, \$200
- ⌚ The Board approved 3 projects for the Peak using 2014 Peak funds: 1. Trimming of natural area near homeowners fences on Lorimor, \$676.56, Benchmark Properties 2. Replace plants and mulch at 2 entrances, \$1922.55, Benchmark Properties 3. Paint stop lines and around speed bumps, repair a rubber speed bump, \$965, Wheeler Coatings Asphalt.
- ⌚ Discussed that the repair of Pointe brick walls is an appropriate use of Pointe Interior reserve funds.
- ⌚ Board approved bid to replace plants and mulch at the Reserve entrance using 2014 funds, \$1753.65, Benchmark Landscaping. This amount will be designated for project completion in 2015.
- ⌚ Julie will provide the Board with the final draft of the budget prior to the Nov 20th meeting.

Meeting adjourned at 8:45 p.m.

Respectfully submitted by Julie Agena
