

A scenic photograph of a park-like setting with a grassy lawn, a stone-lined path, and trees. The text is overlaid in the center.

Promontory Pointe HOA

Annual Meeting October 25, 2016

AGENDA

- **Guest Speakers**
 - District 9 City Councilman Representative
 - Officer Quinn – SAPD SAFFE Officer
- **Call to Order**
- **Determination of Quorum**
- **Proof of Notice**
- **Appointment of Tellers**
- **Approval of Annual Meeting Minutes 2015**
- **President's Report – Ryan Sweeney**
- **Financial Report – Julie Agena, Treasurer**
- **Election of New Board Members**
- **Committee Reports**
- **New Business**
- **Election Results**
- **Adjourn**
- **Interior Neighborhood Group Breakouts**

HOA Management Company

The Diamond Association Management and Consulting office is here year-round to assist with POA matters.

What Is The Management Company's Role?

- Carry out decisions of the Board
- Resident liaison
- Facilitate ACC request
- Complete gate administration (including gate cards and remotes)
- Accounts payable & receivable
- Billing and collection
- Coordinate Budget preparation with Board
- Meeting facilitation
- Coordination with vendors
- CC&R enforcement
- Stay informed of legislative changes and industry advances

Community Association Manager: Ken Piland ken@damctx.com

Architectural Liaison: acc@damctx.com

Phone: 210-561-0606 (fax-210-690-1125)

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President's Report

- **Change in Management Companies**
 - 6 Managers in 15 Months
 - Inconsistencies in Violations and Services
 - Contract Up for Renewal
 - Increased costs to Association AND individual homeowners (ie. ACC Fees)
 - Board reviewed multiple applications, contacted other HOA's for references and conducted 3 in person interviews.

President's Report, Cont.

- Diamond Association Management and Consulting (“DAMC”)
 - Locally owned company
 - Management Fee reduction
 - No additional costs to homeowners
 - Highly recommended by area HOA's

President's Report, Cont.

- **Financial Management**

- New Reserve Study for all sections and common funds
- Committed to make contributions to all reserve funds
- Goal is to achieve and maintain responsible funding levels for all sections

President's Report, Cont.

- **Community Improvements**
 - Additional Landscaping on Bear Ridge & Balmoral Islands
 - New Landscaping on Knights Cross Island

Bear Ridge Island



Knights Cross Island



Community Improvements, Cont.

Additional
concrete at pool
(Swim Team
Contributed Funds)



Community Improvements, Cont.

Monument Signage and Landscaping
at gated entrances





PROMONTORY
HEIGHTS









The Peak at Promontory

President's Report, Cont.

- **Community Improvements & Maintenance**
 - Reserve streets have been sealed as preventative maintenance
 - Additional landscaping clean up and general maintenance
 - Weed control – Always an issue in common areas
 - Tree trimming, wall maintenance and clean up
 - Volunteers from LDS Church – multiple clean up projects and mulch

Pool Maintenance

Pool handles had come loose causing a safety hazard. They have now been re-anchored and are secure.



Pool Maintenance, Cont.

New Gate Access System

- Significant investment
- Old system was unreliable with instances of homeowners being locked out of the pool
- Expenses for temporary “fixes” were adding up
- New system is reliable and did not require homeowners to obtain new access cards

Playground Maintenance



Security

Significant Investment Made
in Security Cameras in
Common Areas

- HOA spent significant time and money repairing bathroom doors from vandalism
- Reports of drug activity
- People jumping fence to use pool after hours

So far so good!



Citizen On Patrol “COP” Program

SAPD offers regular COP training programs to participate in the Promontory Pointe COP. This program is made up of volunteer homeowners that are willing to take the SAPD training to properly patrol our neighborhood and serve as “eyes and ears” for SAPD.

Community Events

- National (Texas) Night Out
- Promontory Pointe Piranhas Swim Team
- Community Garage Sale
- Yard of the Month

2016 YARD of the MONTH Winners



President's Report, Cont.

- **Board of Directors Activities**

- Board has held 7 regular meetings and 5 violation hearings since last HOA General Meeting
- Will be meeting twice in November to discuss and finalize 2017 Budget
- Continues to represent the HOA's interest in the Wilderness Oak and District 9 Alliances
- Monitoring development of nearby properties

President's Report, Cont.

- **Looking Ahead to 2017**
 - Finalize Budget in November
 - Assessment Review and Spending
 - Additional Landscaping Projects
 - Consistency in maintenance and new improvements as budget allows
 - Review of HOA Policies & Update as necessary
 - Traffic & Development Concerns
 - Complete Management Transition
 - Regular maintenance of gates and common areas
 - Continue to make contributions toward Reserve goals

VOLUNTEER OPPORTUNITIES

- **HOA Committees**

- Social (NNO, Easter Egg Hunt, Movie Night)
- Landscaping
- Recreation
- Security (COP Program)
- Communications
- Architectural Control

Please Contact a Board Member if Interested

www.PromontoryHOA.org

- Register on the Homeowner Portal
 - View your account status and any violations
- Receive Important Updates & HOA Newsletter
- Review the DCCR's, HOA Bylaws and Policies
- Contact information for Board and Manager
- ACC Improvement Request Form
- Save a phone call...look it up!

Treasurer Report

Julie Agena, Treasurer

Current Board of Directors

- Ryan Sweeney, President – Pointe (2017)
- Annie Ortega, VP – Peak (Term Ending)
- Julie Agena, Treasurer/Secretary – Peak (2017)
- George Lampe – Heights (2018)
- Jeff Clay – Pointe (2018)
- Garland Scott – At Large (2017)
- Dennis Westberg – Reserve (Term Ending)
- Steve Chafin – At Large (2018)
- Nathan Harmon – Pointe (Term Ending)

2016 Board Candidates

Election to Fill 3 Open Seats – Peak, Pointe & Reserve

Candidates:

- **Annie Ortega - Peak**
- **Dennis Westberg - Reserve**
- **Neal Scott - Reserve**
- **Leroy Ramirez - Pointe**

VOTE NOW!!

COMMITTEE REPORTS

- Recreation – Jeff Clay
- Social – Jeff Clay
- Security – Dennis Westberg
- Landscaping – Garland Scott
- Communications – Annie Ortega
- Architectural Control – Dennis Westberg

PPHOA Volunteer of the Year!!

Carol Laue – ACC Member

A long time resident in Promontory Pointe, Carol assisted in setting up the original COP program for our HOA. Now, as a member of the Architectural Control Committee, Carol diligently reviews all ACC requests and uses good judgement when deciding whether to approve them in accordance with our Covenants. She has often taken the time to either talk to a homeowner or at least visit properties to view the work requested and to provide photos and/or reports to the ACC. She has been a dedicated, reliable ACC member who has made a valuable contribution of her time and knowledge to better our HOA. Many thanks to Carol Laue for her invaluable assistance to the Promontory Pointe HOA!!

2017 PPHOA Board of Directors

- Julie Agena – Peak
- Ryan Sweeney – Pointe
- Garland Scott – At Large
- George Lampe – Heights
- Steve Chafin – At Large
- Jeff Clay – Pointe
- TBD – Pointe
- TBD – Peak
- TBD – Reserve

Next Board Meeting

Thursday, November 3, 2016

6:30 P.M. – LDS Church at 645 Knights Cross

Agenda will include:

- Election of Officers for 2017
- Discussion on Budget for 2017

ALL BOARD MEETINGS ARE OPEN TO HOMEOWNERS

A photograph of a golf course under a clear blue sky. In the foreground, a large, curved bed of smooth, reddish-brown river stones runs along the edge of a green lawn. To the right of the stones, there are some purple flowers and green plants. In the background, there are several trees and a wooden pergola structure. The text 'THANK YOU!' is overlaid in large, bold, red capital letters across the top of the image.

THANK YOU!

Please stay to meet with other homeowners and board members from your individual section.

www.PromontoryHOA.org