

Meeting Minutes for the Board of Directors
Promontory Pointe Homeowners Association
Thursday, July 18, 2019

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: Jeff Clay, Dennis Westberg, Julie Agena, Ryan Sweeney, Genesis Eakes, Mike Wiley, Marshall Moody and Jonathan Groenke. Also present was Ken Piland, Association Manager, Diamond Association Management and Consulting (DAMC). Absent was Stephanie Reyes.

The meeting was called to order at 7:55 pm.

Homeowners to be Heard: Brandon Kight who expressed dissatisfaction with \$15 fee for certified violation letters, discussed notice to homeowners for board meetings.

Agenda was adopted.

Executive Session was called at 8:00 pm and ended at 9:15. The Board met with legal counsel regarding the Wilderness Oak apartment development and City Board of Adjustments meeting on August 5 in which maximum community participation is recommended. The Board discussed violation enforcement, collections of assessments, and policy. The Board voted to establish a minimum of \$400 in delinquent assessments for a homeowner's account to be referred to the HOA attorney for additional collections actions.

The Board approved the minutes of the June 6, 2019 and March 7, 2019 Board Meetings.

Committee Liaisons:

- ACC, Marshall Moody: no concerns at this time
- Security, Dennis Westberg: new SAFFE Officer Sarah Rahman has been assigned to PPHOA and surrounding area
- Social, Genesis Eakes: no events planned at this time, new committee chair is needed.
- Communication, Jeff Clay: new volunteer needed.
- Recreation, Jeff Clay: security guards have been providing service to pool area as requested, homeowner feedback has been positive
- Landscaping, Ryan Sweeney: Benchmark is continuing transition to Brightstar.

Treasurer Report: The compilation review for 2018 from Armstrong Vaughan and Associates has been provided to the Board for review, and feedback or questions from the Board is welcome prior to approval.

Ratification of Interim Items

- a. Tree Removal from Storm Damage on Wilderness Oak (up to \$700), Common, Brightstar
- b. Reserve Entrance Tree Replacement (\$1,336.89), Brightstar
- c. Wilderness Oak Tree Replacement (\$878.99), Common, Brightstar
- d. Peak Gate Repair (\$135.51), Quality Fence
- e. Reserve Pedestrian Gate Repair (\$565.33), Quality Fence
- f. Camera Repairs/Replacement at Pool and Pavilion (\$1,335.92), Net Solutions
- g. Removal of huisache tree on Ashmont, \$675, Pointe Interior, Brightstar
- h. Liability insurance July 2019-July 2020, Harris Underwood III, Inc, \$7640.75

Old Business: Heights entrance lighting and entrance pavers repairs: HOA Manager to follow up with contractors for additional bids and recommendations.

New Business: The Board voted to discontinue the \$15 certified mailing fee for violations enforcement.

Meeting adjourned at 9:35 pm.

Next Regular Board Meeting date will be September 12, 2019 at 7 pm.

Respectfully submitted by Julie Agena