

Nature Pointe Board Meeting

Minutes Thursday, October 29, 2015 at 9:00 a.m.

Nature Pointe Clubhouse

Board members present: Alex Leonard, President; Suki Tingy, Secretary; Veronica Montano-Pilch, Treasurer; Debbie Leonard, and Jeff Eschenburg.

Members present: Patsy Spellman, Matt Spellman, Karen Leach, Buck Dewey, Melissa Trudell, Wes Trudell, and Melissa Rugge.

Others Present: Eric Norvell and Jessica Steele.

I. Call to Order & Approval of Agenda

Jeff, meeting facilitator, called the meeting to order at 9:10 a.m. He moved to approve the Board Agenda, seconded by Deb, motion passed.

II. Old Business

A. Arbitration

Eric Norvell, attorney for the HOA, reported that all files required by Covenants and HOA Act have been collected and are available for members. He spoke about the pending arbitration which is scheduled in February and that there was nothing more to report.

B. High Speed Internet

Jeff reported that Century Link high speed is now available and Veronica wanted to be sure that the members are aware that there is some lag time in scheduling Century Link to come out (approximately 8 weeks).

C. Seal Coat Roadway (gate to clubhouse)

Jeff reported that the road is still in good condition and that the board had decided to hold off on this project due to the Arbitration. We are scheduled to have our annual road crack sealing in November. Discussion followed.

D. Change Pool Cover Code

Alex reported that the board had previously decided to change the pool code from 3535, and it had not been done. Discussion followed about who could change the code.

E. Bylaw Changes

Alex reviewed the changes to allow absentee voting at the annual elections and a 75% board email vote.

F. Gate Camera

Alex reported that we may possibly add this to 2016. Discussion followed on the need for estimates so that we can move forward with this. Jeff will look into estimates.

G. Sealing Exterior Wood

Alex and Jeff reported current conditions and that it is a project that members could possibly help with. The board is interested in bids from members vs. bids from outside contractors.

III. New Business

A. Wedding Update

Jessica reported that we were voted Best Reception Site by 350 voting brides through Perfect Wedding Guide's Annual Bride's Select Awards. She reported that there are 30 wedding contracts for 2016 and that 50% of those were booked at full price. Jessica reported that the

average price of a wedding in 2016 is just over \$6000. She also created an analysis of the 2013, 2014, 2015, and 2016 weddings showing the average prices for each year (attached). She suggested that the board consider a price increase for weddings given that we provide much more than most venues. Suggested prices are \$5900 for Friday, \$7400 for Saturday, and \$6800 for Sunday. Discussion followed. Jeff motioned to have Veronica, with advice from wedding committee and financial committee look into raising the prices for 2016, seconded by Suki, unanimously passed.

B. Maintenance Manager

Jeff reported on the current skilled/unskilled list and how our unskilled workers are unreliable. He also reported that we are not getting great candidates from the posting for a maintenance person. Discussion followed.

C. Apartment Rental

Alex reported on the possible tenant who is interested in the large apartment. Discussion followed about close up of the clubhouse. Veronica suggested a training session where members could learn the process of closing up at night to encourage help from the community. She also mentioned that the small apartment would be available in the beginning of December.

D. Rope Off Wedding Guests at Night

Alex reported areas to be roped off at night during weddings to keep guests off the grass field, playground, etc. Discussion followed. Suki mentioned that we may need a solar light source to prevent liability issues.

IV. Maintenance

E. Sign Post Repair

Jeff reported status of the posts that were damaged by vandalism and the repair cost. Discussion followed on the need to check the remaining posts, and repair costs.

F. Playground Repair

Jeff reported the status of the playground and how we go about repairing. Discussion followed concerning safety as well as our insurance coverage. Deb reported that Nature Pointe is a private community and that any member, guest of a member, and guests of a wedding are all covered on our playground. The small swing set will be repaired first to get a good estimate of total repair costs. The repair costs will need to be reviewed by the finance committee and added to the budget for 2016.

G. Stucco Estimate

Jeff reported on repair needs and the bid of \$7419. He mentioned that stucco is not a winter repair project and will need to be done in the warmer months of spring. Discussion followed about the need to obtain two more bids before the 2016 budget is created, and that we need to add to the conditions of the bid that the work will not begin until the weather permits.

H. Parking Lot Restripe

Jeff reported that the current lines are faded and that we have the paint and will be moving forward with the restripe project.

V. Third Quarter Financials, approval

Alex reviewed the third quarter P&L report (attached) by category. It was noted that our 3rd Quarter actual net profit is \$91,123 versus projected profit of \$43,966. Alex went through the Balance Sheet as well (attached). Jeff introduced the idea of creating a standard fee for the reproduction of a member file upon request by a member for such items. Jeff motions for a file reproduction fee of \$0.10 per page plus a minimum of 1 hour office work expense fee of \$20.00. Alex seconds. Discussion followed about the contents of member files being only items that a member would already have, such as ACC documents, clubhouse rental contracts, and other

documents that are between the HOA and the member. It was discussed that the need for a standard fee is based on the language in the covenants which states a “reasonable fee” would be assessed for duplicating files. Given the recent interest in the community to have files duplicated, a standard fee would give definition to the language “reasonable fee” and prevent complications with calculating on an individual basis. Three votes for, Veronica opposed, and Deb abstained. The motion passed.

Alex moves to approve the third quarter P&L. Jeff seconds, unanimous approval.

VI. 2016 Budget

Jeff reported that the finance committee is working on the 2016 budget to be ready by January 1, 2016.

VII. Next Board Meeting Date

A meeting was set for Tuesday, December 22nd at 5pm.

VIII. Adjournment

Jeff adjourned the meeting at 10:35 a.m.

IX. Call to Reopen Meeting

Jeff recognized the need to reopen the meeting for a skipped agenda item (**VII. Next HOA Meeting Date**) at 10:40 a.m. Veronica motioned to reopen the meeting, Deb seconded.

Discussion followed regarding possible dates for the meeting. The decision was made to table this item until the timeframe given in the bylaws can be determined.

XI. Adjournment

Veronica motioned to adjourn, seconded by Suki. All in favor. Meeting adjourned at 10:52 a.m.