

**Nature Pointe Board Meeting**  
**Minutes Friday, October 5, 2012, 9:00 a.m.**  
**Nature Pointe Clubhouse**

**Board members present:** Alex Leonard, President; Bryan Burns, Treasurer; Karen Leach, Secretary, Mark Tuttle and Debbie Leonard

**Finance Committee:** Karen Tuttle

**Staff:** Star Garrett, Clubhouse and Events Manager, and JP Garrett, Facilities Manager

**ACC member:** Scott Horton

**Call to Order**

Alex called the meeting to order at 9:04 a.m. Alex thanked Scott Horton for his 6 years of service on the Board. Scott said he was glad to be a part of the original Board and he appreciates the time it takes to serve. He welcomed Mark Tuttle to the Board and thanked him for bringing new ideas and perspective. Scott said he will be available for questions and is willing to assist as needed.

Mark said he has a lot of ideas and looks forward to being involved on the Board. He asked for time on the HOA agenda to introduce himself, share his perspective of Nature Pointe and why he agreed to join the Board.

**Manager's Report**

Star reported that 17 weddings and 1 anniversary have been booked for 2013, and she is holding dates for 3 more potential bookings. Weddings are now priced at \$5,800 for Saturdays, and \$4,800 for Friday or Sunday, including linens and chairs. The wedding contract now includes wording about supervision required in the playground, photo release and authorization to show the Clubhouse to potential customers during the setup time of a wedding. Star is in the process of streamlining the cleanup check sheet, which will make it easier for the wedding coordinators and will help to keep the storeroom more organized. Mark plans to meet with each wedding contractor to help promote dialog/team spirit among the workers and to make the process more efficient.

Star talked to our website host, Aaron at High Desert Web and Steve Saunders, CPA and Quickbooks trainer, about various computer/e-mail problems. Bryan is also working with them to resolve the problems.

Star would like to organize more activities for children and will ask members for their ideas for future events. JP asked about developing a newsletter. Karen L. said it's a good idea that has been talked about before. The challenge is having the time to write it, getting member approval on pictures/information about them, and obtaining Board approval prior to sending it out. Star has updated the list of HOA members and will send it to all members. She met with Bryan to review the gate system procedures. She developed a new resident packet, which includes a welcome letter, how to obtain a copy of the Bylaws and Covenants, rubbish and propane companies (ideally all residents will use the same company so we can negotiate better rates

and have less traffic on our roads), how to get to the members area of our website, gate code and system, etc.

### **Building Report**

JP reported that since he changed the cold water to soft water, the cleaning has been much quicker. Bryan asked about how much water the soft water system can handle and the need to change the hardness setting for different seasons (i.e. water is harder in the summer months). JP said he is monitoring the hardness. Bryan suggested getting a quote to have the water softener salt discharge go to a separate leach field.

JP thanked Alex and his workers for re-finishing the hardwood floors in the Anasazi Hall. He said our propane usage is about \$3.97/day or \$119/month. He is winterizing the AC units, removing the sunflowers, and caulking cracks in the concrete, stucco and tennis court. Dave Ashworth, resident, volunteered to mow the weeds along the roads throughout the development. Mark volunteered to assist Alex in repairing the mowing scythe.

Scott reported on the sound system options for the Wellness Center: have an outlet box at each workout station for members to plug in their headphones for the television (if multiple users we will need an amplifier for each box), or have an outlet for members to plug in their iPods. Discussion followed. It was decided that the first option is best, and we will need to budget for it and decide the priority compared to other needed projects. He said the entry lights at the entrance gate are now working (north side still needs work). Scott will move the large fiberglass water tank at the corner of Falcon Ridge road to an undeveloped part of Nature Pointe.

### **Other Discussion Items**

Alex reported that the spa cover needs metal straps for the open/closure system and a vinyl skirt to complete the construction. Road crack filling by Gaylord Paving will be done this month. Mark will follow up with both septic contactors since each suggested a different solution to the venting problem. Mark will also contact a low voltage company to repair the transmitter system for the gate camera (need 1/2 mile straight line of sight). Alex suggested we loan our roto rooter if a resident needs one. Bryan recommended having the resident sign a form releasing all liability should the person become injured, and if the machine is damaged the resident would be liable for repairs.

Bryan reported that he trained Star on the gate and Clubhouse card systems. The Clubhouse is open from 5:30 a.m. to 10:00 p.m. Alex suggested having a training on how to use the AED/defibrillator in the Wellness Center in November.

Alex said some brides have asked about a military discount. Discussion followed. Bryan moved to allow a \$400 discount for military active duty and reserve active service, seconded by Debbie, motion passed. Alex reported that the playground activities during the weddings are going well. Discussion followed about the maximum number of weddings for 2013, considering the need to increase our Reserve account. It was decided not to have 3 weddings/weekend, back to back, i.e. since June is the most popular time of the year we could potentially book 3 weddings/weekend for 2 weekends in June. A decision on the maximum number of weddings in

2013 will be decided in March when we prepare the 2013 budget. To formalize the 3 hour closure of the Clubhouse during weddings, Bryan moved that the Clubhouse be closed 1 hour before and 2 hours after the wedding and to support the closure decision Alex made in July, seconded by Mark, motion passed. It was noted that closing the Clubhouse for 3 hours/ wedding for 40 weddings, means the Clubhouse is open 98% of the time and they bring in 73% of our revenue. Alex, as the Class B member, has the authority to make decisions on behalf of Nature Pointe Community between Board meetings, as has always done so. He will continue to do so as long as he is the Class B member, which is stated in the Covenants until 90% of the total lots are sold. As a result of increased revenue from weddings, it was decided to schedule a dinner by Tucanos for all HOA members and wedding staff at the Clubhouse in December.

Alex said that with Scott's resignation from the Board we need to nominate a Vice President. Karen L. nominated Mark to serve as Vice President, seconded by Bryan, motion passed. Karen will file the change of the Board position with the State Corporation Commission.

**Plans for HOA Meeting 10/28/12**

Discussion followed about the table/chair setup for the HOA meeting. It was decided to use the rectangle tables and have Board members sit with the attendees. Agenda items: thank you to volunteers, staff and contractors; thank you to Scott Horton for 6 years on the Board; new housing starts; introduce Mark Tuttle as new Board member and his remarks; Financial Reports/Bryan; repairs/maintenance projects; Architectural Control Committee (ACC) report/Scott; and announce AED/Defibrillator training in November and HOA Annual meeting in March 2013.

**Adjourn:**

Alex adjourned the meeting at 1:10 p.m..