

Nature Pointe Board Meeting
Minutes Friday, December 16, 2011, 8:00 a.m.
Nature Pointe Clubhouse

Board members present: Alex Leonard, President; Scott Horton, Vice President, Bryan Burns, Treasurer; and Karen Leach, Secretary and Debbie Leonard

Staff: Karen Palmer, Clubhouse and Events Manager, Jeff Palmer, Facilities Manager, Star Brown, new Clubhouse and Events Manager, and J.P. Garrett, new Facilities Manager

Call to Order

Alex called the meeting to order at 8:10 a.m. He asked for approval of the minutes for the November 4, 2011 Board meeting. Minutes were approved and signed.

Building Report

Jeff reported that we have approximately 2 months supply of propane. He sealed gaps around the vigas and various places in the building, winterized equipment and worked with J.P. on the swimming pool equipment. The pool salt generator needs to be replaced due to corrosion from hard water (approximate cost \$1,000), as well as the circuit board. Karen L. recently tested the water for hardness at Sears and the results showed our water is soft.

J.P. suggested purchasing a snow blade for a smaller vehicle to do the parking lot and a small trailer for hauling wood and debris.

Manager's Report

Karen P. reported that on Wednesday, December 7, she did a Channel 2 television interview on the "New Mexico Style" program, along with 2 other sponsors for the New Mexico Dream Wedding. Star did a great job networking and promoting Nature Pointe with the television staff. Karen P. has booked 21 weddings for 2012. She will meet with and introduce Star to our 3 wedding coordinators, Holly Siebert, Jen McNelis and Claudette Trudell. A New Mexico Dream Wedding social will be held at the Clubhouse on Saturday, January 21. She has a written training schedule she is following with Star over the 2 weeks.

Bryan asked Karen P. to review/update our wedding contract as needed. Karen P. has the 1099's ready for our vendors, and filing is complete for review by the CPA. Karen said about 10 members are not getting our new "manager" bulk e-mails. Bryan will check with our web hosting company, High Desert, to trouble shoot the problem.

Financial Review

Bryan reviewed the budget versus revenue and expenses to date. He said our revenue is about \$30,000 over budget due to lot sales and weddings. The net balance of negative \$14,000 will be offset by the \$80,000 revenue carryover received last year for 2011 lot dues and weddings. Before the end of the year, \$5,000 will be deposited into our Reserve account.

Bryan moved to write off \$17,375 in bad debts (foreclosures), Karen L. 2nd, motion passed. This transaction will also reduce our year-end revenue tax liability. Bryan questioned our lien

policy. Discussion followed. Alex moved to change our lien policy from 60 days to 4 months, Scott 2nd, motion passed.

Bryan reviewed the first quarter 2012 proposed revenue and expenses as an analysis of our upcoming cash flow. His projected a net income at the end of the first quarter to be \$4,871. Bryan suggested keeping enough revenue from 2011 to cover 1 1/2 months of expenses. Discussion followed about needed expenses prior to year end: maintenance truck repair, license truck, computer (office computer was donated by Bryan and we need greater capacity and speed), AED defibrillator for fitness room, 5 television transmitters for fitness room, white wedding chairs (to be rented for weddings, anticipated payback is one year), low voltage repairs, snow blade, fill propane tank and pay ahead on PNM electric.

Debbie will contact a company to do the annual inspection on our fire extinguishers.

Snowplowing

Wes Trudell has done a great job in keeping the roads clear of snow and ice. Alex asked about the need to use the salt spreader donated last year by Dave Ashworth. Discussion followed about the need for salt or sand on the roads. It was decided not to use the spreader if Wes is able to keep the roads clear. Bryan stressed the need to plow the parking lot early in the morning before traffic. Scott suggested pushing the snow to the north side so it doesn't melt during the day and re-freeze at night.

Alex asked about plowing resident's driveways. Bryan and Karen L. explained that many have equipment to plow their own driveways and suggested that Wes could charge residents if they needed his service. It was agreed that the HOA should not pay for clearing resident's driveways because of potential liability, unfair expense to those who do their own, and too much time as more residents move into the development. It was agreed that Wes should clear the snow pile left from plowing in front of each driveway.

Inspections & Insurance

Alex and Vicki Burns, resident and owner of a child care center, met with Greg Neal, Exerplay (nationwide playground equipment dealer and inspector), on Monday, November 21, to discuss our playground. First, Greg clarified that he did not think our playground was a "Public Playground" subject to the Consumer Protection (CPSC) manual used to evaluate public playgrounds. As a guideline, he did use the manual to evaluate our playground. Greg said he was not aware of any permits required for the playground. The Bernalillo County Building inspector, Jeff Sensinee, also said he was not aware of a required permit or inspection for our playground at a meeting with him on Monday, November 30. Greg Neal made a few suggestions, which Alex will complete once the weather allows. Before the playground opens, the Board will develop playground rules, which will include the necessity of adult supervision for children under 12 years of age (similar to existing rules for children and adult supervision in the Clubhouse).

Alex contacted an electrician to install additional box junctions around the pond. They were inspected, approved and have the inspection green tag in place.

Alex and Karen L. met on Monday, December 12, with Michael Dennis, Free Market Insurance Agent, referred by John Henderson, lot owner. Michael confirmed that our current coverage seems good. He said he could submit a quote, however, he would not be able to match the coverage and price we currently have.

Additional Topics

Plans are underway for a New Year's party. Star will identify a volunteer coordinator to assist her, and Melissa and Dale Ruge have volunteered to teach western swing dancing, along with Star.

Melissa Trudell submitted a draft newsletter written by her son, Noah Trudell. She asked if it could be posted on the Nature Pointe website. Discussion followed and it was determined that the purpose of the website is for factual information rather than stories and opinions. It was suggested that we encourage them to develop their own web page and inform others.

Next Board Meetings

The next Board meeting will be Saturday, January 21, at 9:00 a.m.

Adjourn:

Alex adjourned the meeting at 11:45 p.m.