

# **Nature Pointe Board Meeting**

## **Minutes Thursday, December 22, 2015 at 5:00 p.m.**

### **Nature Pointe Clubhouse**

**Board members present:** Alex Leonard, President; Suki Tingy, Secretary; Treasurer; Debbie Leonard, and Jeff Eschenburg, Vice President. Veronica Montano-Pilch, Treasurer, present via phone at times.

**Members present:** Gary Clarke and Tina Armijo.

**Others Present:** Jessica Steele.

#### **I. Call to Order & Approval of Agenda**

Jeff, meeting facilitator, called the meeting to order at 5:02 pm. Deb moved to approve the Board Agenda, seconded by Suki, motion passed unanimously.

#### **II. Old Business**

##### **A. Wedding Update, Price Increases**

Jessica reported that we have 34 OSUG weddings booked in 2016 and that the increasing demand may support a price increase. New prices were discussed as \$5900 for a Friday wedding, \$7400 for a Saturday, and \$6900 for a Sunday. It was agreed to try the new prices.

##### **B. Rope Off Wedding Guests at Night**

Alex reported that the brackets have been installed and that they are permanent. The new ropes will be put up at dark and are intended to keep wedding guests off the playground, grass field, and sidewalks. There was discussion about whether or not they need reflectors.

##### **C. Mediation Date 1-19-16**

Date is set for Jan 19, 2016. Arbitration is set for February 22, 2016 if it is not settled in Mediation.

##### **D. Bylaw Changes- Absentee Vote and 75% Board Email Vote**

Alex reported that all information was sent to legal, but that we have not heard back with a response.

##### **E. Maintenance Manager**

Jeff moved this item to Maintenance (K).

#### **III. New Business**

##### **A. ACC Drive Through**

Jeff reported that only minor infractions were found during the ACC drive through. Alison will have a written report soon. All issues were corrected. It was reported that there are homes that have security signs up. The small security signs are allowed. No major issues were found during the drive through.

##### **B. 2016 Budget in Process**

Jeff reported that the finance committee is still working on the this. It should be completed in the next couple of weeks and given to the board for review.

**C. Reserve Fund Contribution**

Alex recommended that we add \$40,000 to the reserve. Net Profit for 2015 is in the neighborhood of \$110,000 pending year end closeout and tax consequences are unknown. We may owe \$12,000 to \$15,000 more. Jeff suggested that we put away \$50,000. Suki motions to put \$40,000 into the reserve, seconded by Alex, unanimously passed. Veronica votes yes via text.

**D. Bad Debt Write Off**

Alex reported that it is required for the board to vote each year to write off the bad debt. He stated that the bad debt is typically around \$6,000. Jeff motions to write off bad debt, seconded by Deb, unanimously passes.

**IV. Maintenance**

**E. Sign Post Repair**

Jeff reported that the rotted wood in the sign posts are being repaired. They are using concrete to fill the stacked stone. They believe the rot will be prevented or at least significantly slowed down. This project is ongoing, but on a weather pause.

**F. Playground Repair**

Jeff reported that this project is about 70% complete. Paul Reed and Brandon Sanchez are doing all work under the supervision of Jeff, Alex, and Carl Sanchez. All the rotted wood has been removed and borate rods are being added into the wood to slow future rot. Ropes are being repaired or redone. Wood spacing was not up to par, and will be adjusted. All items recommended by Exerplay will be completed. We will need more wood chips in the spring to refresh.

**G. Road Maintenance**

Jeff reported that we are holding off on road maintenance at this point. Gaylord Paving recently completed crack sealing. The area of road that needs repair (more than crack sealing) is near lots 38 and 40. Jeff recommended a penetrating sealer. Five Hills used this. Jeff found out that this type of sealer will stay for 5-7 years. Since our road has less traffic, this would last NP over 7 years. Jeff would like to research this further before a decision can be made.

**H. Apartment Repair (30B)**

Jeff reported that the cleaning and repairs are underway in the shop apartment. He and Veronica will be interviewing a potential renter. The new proposed rent is \$760. There was discussion about increasing the damage deposit for potential tenant with service dog vs a "pet" deposit that would be non-refundable. Alex recommends more than double so that the deposit will reflect the new rent. Suki brought up the idea of designating parking for the renters of both apartments. Jeff agreed that since they are here everyday, they should have space so that even when they return on event days, they will have a spot.

Jeff tabled the discussion and moved to old business to be readdressed at next meeting.

**I. Parking Lot Restripe**

Jeff reported that this project was completed.

**J. Pool Cover Code**

Jeff reported that this has not yet been changed. He will look into it.

**K. Maintenance Manager**

Jeff reported that we plan to get Paul Reed hired on as Maintenance Manager. We are looking at paying X number of hours to the Maintenance Manager and less hours to a second person who is also very capable. This will allow the Manager to focus on bigger jobs rather than spending his time and HOA money on the Manager doing less skilled jobs like sweeping the sidewalks.

Suki motions to get Paul hired as Maintenance Manager as soon as possible to have him on by the new year. Jeff seconds, unanimously passed.

**V. Next Annual HOA Meeting Date**

Date set for Sunday, March 13, 2016 at 4:00 p.m.

**VI. Next Board Meeting Date**

A meeting was set for Tuesday, January 26, 2016 at 5:00 p.m.

**VII. Adjournment**

Deb motions to adjourn, seconded by Suki. Unanimously passed.