

Nature Pointe Board Meeting
Board Minutes Friday, December 3, 2010, 9 a.m.
Nature Pointe Clubhouse

Board members present: Alex Leonard, President; Scott Horton, Vice President; Bryan Burns, Treasurer; Debbie Leonard, Secretary; Dave Ashworth and Karen Leach
Invited guests: Karen Palmer, Clubhouse Manager & Event Coordinator and Jeff Palmer, Clubhouse Manager & Maintenance

Call to Order:

Alex Leonard, President, called the meeting to order at 9:00 a.m. He asked Bryan Burns to give the Treasurer's report.

Treasurer's Report

Bryan reviewed the Profit and Loss Statement as of 9/30/2010. Dave said according to the Covenants, 5. Association, 5.9 Records, page 21, "The Association shall not be obligated to make any private or proprietary records of Members available to other Members or to the public." Bryan moved that the full Profit and Loss Statement and Balance Sheet be distributed at the HOA meeting and posted on the website. Karen L. seconded, motion passed. Bryan reported that a property lien has been placed on all lots that are in arrears of their Association dues. In the future he will review the cash and accrual quarterly statements.

HOA Annual Meeting and Election of New Board Member

The HOA Annual Meeting will be Sunday, February 20, 4-6 p.m. An election for a new board member will be held at the meeting. According to the By-laws, Article III, (d), Nomination of Directors, page 6, ". . . nominations for election to the Board of Directors shall be made by a Nominating Committee. . . . The Nominating Committee shall be appointed by the Board not less than 30 days prior to each annual meeting." Bryan moved that the Board members serve as the Nominating Committee, Dave seconded, motion passed. Karen L. was selected to serve as Chair of the committee. Dave moved that members in arrears on their Association dues not be allowed to vote, seconded by Debbie, motion passed. To hold the election a majority of members need to be in attendance. Alex reported that 53 lots have been sold, minus 12 lots in arrears, leaving 41 lots times 2 votes/lot equals 82 people. Therefore 42 members need to be present to hold the election.

Board Meetings/Officers

Upcoming board meetings will be held on Monday, December 20 at 6 p.m. and Friday, January 28, 9 .m. Debbie resigned her position as Secretary on the Board. Alex moved to elect Karen L. for the position, seconded by Dave, motion passed.

Property Improvement Request Form and General Covenants

Alex thanked Karen L. for developing the Property Improvement Form and in distributing it to the home owners asking for their feedback. Karen L. recommended that holiday decorations be excluded from ACC approval. Use of the form will go into effect following the HOA meeting on December 12.

Dave recommended that we get a legal opinion on flag poles displayed on home owner's property, and the cost to be incurred by the HOA.

Annual Financial Review/Audit

Bryan will get three bids each do a financial review and a full audit on our books. An audit requires justification on every transaction, where as a review requires less detail and would be considerably less expensive. He will present the information to the HOA to request a recommendation on which financial procedure to schedule.

Community Property Report

Alex reported that Phase II cleanup and the playground projects are moving forward. Bryan reported that the flash camera at the gate has been repaired. The second video camera, which is in a weather proof casing, will record the license plate of vehicles entering through the gate. Jeff reported he witnessed a vehicle that was deterred by the action of the flash camera even though the gate was open.

Bryan made a motion to get insurance for the snow plow truck, Karen L. seconded, motion passed. Karen L. made a motion to request a credit card for HOA expenses, Bryan seconded, motion passed.

Clubhouse Rules and Lot Lookers

It was suggested that Board members to review the Clubhouse policies to see if wording needs to be adjusted. Karen L. volunteered to review the rules.

It was reported that the number of lot lookers who stopped in the Clubhouse has decreased this year: 45 in 2009 versus 16 so far this year.

HOA Agenda

Suggested topics for December 12th HOA meeting: Thanks to volunteers, welcome new home owners, change of Board Secretary's position, date for Annual HOA meeting, nominations for new board member, Snow plow truck, gate cameras, playground and Phase II cleanup projects, treasurer's report, flag pole straw poll, and other business.

Adjourn:

Meeting was adjourned at 12:50 p.m.