

Nature Pointe Board Meeting
Board Minutes Tuesday, February 15, 2011, 7 p.m.
Nature Pointe Clubhouse

Board members present: Alex Leonard, President; Scott Horton, Vice-President; Bryan Burns, Treasurer; Dave Ashworth, acting secretary; and Karen Leach

Staff: Karen Palmer, Clubhouse Manager & Event Coordinator and Jeff Palmer, Clubhouse Manager & Maintenance

Call to Order:

Alex called the meeting to order at 7:10 p.m.

Property/Building Maintenance

Karen L. reviewed the quote from Gaylord Paving to fill 2,061 linear feet of road cracks @ \$.80/linear foot for a total of \$1,763.19 (*includes cracks along the asphalt to concrete sidewalks at the Clubhouse*). Alex will contact Albuquerque Asphalt to get another bid. The best time to do the work is in February/March when it's cold and the roads are dry. Albuquerque Asphalt will repave Sedillo Road and install a deceleration lane on Route 66 in the next several weeks. Vista del Oro, LLC will pay for the cost of the deceleration lane and share the cost of Sedillo Road with Bernalillo County.

Dave reviewed the quote to repair stucco cracks on the Clubhouse for \$3,800. The company said it is common to see cracks in stucco walls and until there are leaks they did not recommend action at this time. The bid covers putting a wire lathe over the parapet wall in certain areas. Karen P. suggested also doing areas around windows as needed.

2011 Budget

Bryan reviewed the proposed 2011 budget. Discussion followed line-by-line. Annual HOA Dues are estimated at \$55,000, Outside User Groups/Weddings at \$145,500 (*estimate 32 weddings*), and other revenue \$8,800 (*shop apartment, equipment rental, member events, interest, etc.*). Total projected revenue of \$209,300.

Expenses include: Staffing/Taxes Clubhouse Managers and Maintenance \$66,257 (*Clubhouse manager and 3 maintenance workers*), Wedding Contract Labor \$26,112, Staff Development \$500, Contract Services \$7,650 (*accounting & legal services*), Building/Grounds \$29,500, Building Small Equipment \$2,500, Equipment Repairs/Maintenance \$1,000, Road Maintenance \$2,000, Utilities \$40,880, Office Expense \$1,000, General Business (*wedding gross receipts, licenses, advertising, bank fees*) \$16,288, HOA Event Expenses \$500, Outside User Groups \$5,000, Reserves \$10,000. Total projected expenses \$209,187, with a net income of \$113.

HOA Annual Meeting

Karen L. passed out the ballot for Board election for final review. Dave confirmed that Melissa Rugge will assist with counting ballots at the meeting. Dave has received a number of proxy ballots. Bryan gave Dave a list of names who are delinquent on their HOA assessment and not eligible to vote. Alex will develop the Annual meeting agenda.

Adjourn:

Alex adjourned meeting at 9:55 p.m.