

Nature Pointe Board Meeting
Minutes Friday, February 22, 2013, 9:00 a.m.
Nature Pointe Clubhouse

Board members present: Alex Leonard, President; Mark Tuttle, Vice President; Bryan Burns, Treasurer; Karen Leach, Secretary and Trudy Henderson

Staff: JP Garrett, Facilities Manager

Invited Guest: Bill Chappell, Chappell Law Firm, HOA Attorney

Special Topic Presenter: Tony Aragon

Members in Attendance: Gary Clark, Buck Dewey, Scott Horton, Chet Leach, Steve Mitchell, Melissa Rugge, Heidi Ruffner, Patsy Spellman, Melissa & Wes Trudell and Karen Tuttle

Call to Order

Mark Tuttle, acting Chair, called the meeting to order at 9:00 a.m. Alex introduced Trudy Henderson, who was recently appointed to the Board. Trudy has 20+ years experience serving on Architectural Control Committees at Tanoan East Community and other boards. Mark explained that she is the first Board member to represent lot owners so she brings a different perspective.

Member Topics

Mark gave Tony Aragon permission to present his topics and told him to keep his remarks to one hour. Tony asked to speak about HOA Board Best Practices, ACC inspections, NM Statutes 1978, Section 53, Article 8, Not For Profit Corporations, financial transparency, HOA verses Developer responsibilities, consistent application of the Covenants, and safety and security issues around the community. Tony gave Board members and others in attendance copies of a written rebuttal to an opinion poll that was distributed to some HOA members by Melissa Trudell in November 2012. Trudy said we all agreed to abide by the Covenants when we purchased a lot. She indicated that if a poll is to be given to HOA members in the future it should be done by an expert rather than stating pros or cons for each question, which was done on the prior poll and potentially influenced how members respond. Tony concluded by talking about a sense of community and wanting everyone to give a little for the common good of the community.

Finances and 2013 Proposed Budget

Bryan projected and reviewed the 2012 Profit and Loss Statement on the large television screen. He explained that he is working with Steve Sanders, our HOA CPA, to get the figures for our State and Federal year-end taxes. He projected and reviewed our proposed 2013 Budget. Board members gave feedback and Bryan will make adjustments for review prior to presenting the final 2013 Budget at the HOA Annual Meeting on March 17, 2013.

HOA Board Member Election

Mark, Nomination Committee Chair, explained that a nomination committee has been formed (Dave Ashworth, Bryan Burns and Melissa Rugge). Karen Leach has been nominated to serve another 2-year term. Proxy Ballots will be mailed to all HOA members on Monday, February, 25, 2013. According to the Bylaws, nominations shall also be permitted from the floor. HOA

members will vote by secret ballot at the meeting. Those who will have their voting rights suspended according to the Covenants, 3. Rights of Enjoyment, 3.1.4, page 7, will be any Owner whose "Assessment remains unpaid or delinquent, or for any infraction of the Association Rules or breach to the Declaration (*Covenants*)."

Mission/Vision Statements

Karen reported that she and Mark developed mission and vision statements using language from our website, brochure and Covenants. She asked Sue Campbell and Bonnie Woodard for their feedback on the statements and for additional ideas. We now have 4 statements for each and she asked Board members to give their input. The goal is to present one mission and vision statement at the HOA Annual meeting and to ask members for additional ideas via a subcommittee or e-mail. The statements, once finalized, will help guide future direction and decisions for the HOA and they will be placed on our website.

Other Discussion

Weddings — Alex reported that the weddings for this year are fully booked unless we get cancellations. He is only giving tours for 2014 weddings.

Wellness Center — Alex said he had a request to consider lowering the age limit for equipment usage in the Wellness Center to 14 years. A potential requirement would be after 20 hours of parent supervision and training, the parent would need to sign a statement giving approval for their child to use the equipment unsupervised. Bryan expressed concern about potential liability. Trudy said she would check various policies at sports wellness centers in Albuquerque. Mark suggested also checking with the YMCA or Albuquerque Community Center, which would be more similar to our family usage.

Board Meeting Process — Mark distributed a statement defining the HOA Board meeting processes for Board members to give input. The statement would be put in our policy book and be available for members who may want to interface with the Board.

Building Report

JP reported our current propane usage is about \$32/day. He has turned off the heat in the swimming pool deck floor since the room stays warm. He suggested obtaining a quote for solar panels for the Clubhouse. He is working on developing check lists for seasonal maintenance. Karen thanked JP for his administrative/computer work during our transition as we seek a new Clubhouse and Event Manager.

Future Meetings

The HOA Annual Meeting and Potluck will be Sunday, March 17, 4-6 p.m.

Adjourn:

Alex adjourned the meeting at 11:38 a.m.