

Nature Pointe Board Meeting
Minutes Friday, March 9, 2012, 9:00 a.m.
Nature Pointe Clubhouse

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

Staff: Star Brown, Clubhouse and Events Manager, and JP Garrett, Facilities Manager

Call to Order

Alex called the meeting to order at 9:05 a.m. Minutes were approved and signed, and will be posted on the website.

Manager's Report

Star is working with Holly Siebert, wedding coordinator, to plan monthly open houses for brides at the Clubhouse. The next open house will be Saturday, March 17, noon- 4 p.m. Star contacted various vendors we have worked with and they will have a table at the open house. She developed a packet of information about Nature Pointe, which she will give to brides to make their planning process easier. Bryan reported that we had 64,000 hits on our website in January and 49,000 hits in February. Our promotional ad in the Perfect Wedding Guide continues to be our best referral source.

Steve Sanders, CPA, provided additional QuickBooks training on Gross Receipts taxes and how to tailor financial reports.

Star and JP asked for approval for some of their guests to have unloaded guns at their wedding ceremony on Friday, July 20, as well as for them to be able to fire one blank shot following their vows. It was agreed that all guns must be checked at the front door of the Clubhouse and only one blank shot by Star and JP would be allowed. Residents will be notified about their western style ceremony.

Star is planning to organize a monthly breakfast at the Clubhouse for HOA members. The first one will be on Saturday, March 10, at 9 a.m. She also has ideas about activities for children, including organizing hikes on the trails throughout the development.

Building Report

JP found some cracks in the parapet walls and will repair them as soon as weather allows. He is monitoring usage of the 3 propane tanks. Scott suggested a system that would allow each tank to drain to 20% then switch to the next tank. JP will develop a monitoring chart.

Finances

Bryan reviewed the 2011 year-end Profit and Loss Budget vs. Actual and the Balance Sheet. The reports reflect the \$80,332.29 carryover from 2010, resulting in a net taxable income of \$19,454.16 for 2011. The books have been finalized except for depreciation. The end-year accounts have been reconciled by Bryan with the assistance from Mark and Karen Tuttle, Finance Committee members. The financial reports will be posted on the website.

Bryan presented quotes for a financial review versus an audit from Steve Sanders, Sanders & Sanders, LLC, and Farley Vener, Hinkle & Landers. Both quotes were similar in scope of work and cost. Discussion followed. It was decided to request a financial review from Steve Sanders since we have used Farley Vener for the last 3 years. Steve Sanders is also a QuickBooks trainer and is knowledgeable about our QuickBooks accounting system. In 2012, we will have Steve do quarterly reviews of our financial records.

Bryan reviewed the proposed 2012 budget in comparison with the 2011 revenue and expenditures. Discussion followed and adjustments were made. Bryan made a motion to accept the 2012 budget, 2nd by Karen, motion passed. The Board approved 2012 budget will be presented at the March 25, 2012 Annual Meeting.

HOA Annual Meeting

The notice for the Annual Meeting and proxy ballots were mailed to HOA members on February 29, 2012. A reminder e-mail will be sent, and Karen L. and Karen Tuttle will call members encouraging them to return their proxy ballot and/or attend the Annual Meeting. Discussion followed about the difficulty of getting a quorum at the meeting. Karen shared information she researched on the web about the struggle HOA's have in achieving a quorum and the recommended solution of eliminating the quorum requirement for election of board members. The article written by Adams Kessler Law Corporation (*she found numerous other examples with similar information*), states that "By eliminating quorum requirements for the election of directors, board elections become like all other elections at the municipal, state and federal levels. Elections would be determined by those who are interested enough to vote. The process would require a change in the Bylaws. Karen will review the Bylaws for the process and Alex will get input from an attorney.

Additional Topics

Scott is working on a FM transmitter system in the fitness room that will allow users to listen to multiple TV channels without disturbing others. Users will bring their own headphones and be able to select a channel of their choice. Once the system is operational, members will need to use headphones if others are in the fitness room.

Discussion followed about the need for a daily guest sign-in liability release form rather than signing a single sheet each time people visit. Bryan stressed the need to reinforce our policy of having all guests sign the liability release form. Alex is working on a book that will be more attractive and visible to display the form near the front door of the Clubhouse.

Adjourn:

Alex adjourned the meeting at 11:35 a.m.

I have read and agree with the above presented HOA Board Meeting Minutes: