

Nature Pointe Board Meeting

Minutes Friday, April 19, 2013 9:00 a.m.

Nature Pointe Clubhouse

Board members present: Alex Leonard, President; Mark Tuttle, Vice President, Bryan Burns, Treasurer; Karen Leach, Secretary, Trudy Henderson and Debbie Leonard
Staff: Simona Derr, Clubhouse and Events Manager, and Tim Roberts, Facilities Manager
Invited Guests: Tony Aragon and John Lionbarger
Others in Attendance: Buck Dewey, Rebecca Horton and Melissa Rugge

Call to Order

Trudy called the meeting to order at 9:02 a.m. The Board minutes of February 22, 2013, were previously approved and they are on the website.

Member Requests

Tony Aragon expressed interest in serving on the Security Committee and he and others would like to move forward on their ideas. Trudy said the committees will be established soon and thanked him for his interest. Tony asked about the Clubhouse evening lockup procedure since no one is currently living on site. Bryan explained that we have a new renter for the Clubhouse apartment and they will be responsible for closing the building each night. Alex said the Rivos family will move in mid-April. Tony suggested developing a check sheet for the lockup process so members could assist when needed. Karen said that is a good idea and she will create it (*check list is now available in the Office*).

John Lionbarger encouraged Board members to communicate directly with members about issues and questions rather than via e-mails. He reported that they have moved back into their home after fixing the damage done by their renters, and they moved their RV into storage. He thanked the Board for their cooperation during this time period. John said he purchased a large building located on Route 66 near Highway 217 that could be available for homeowners to store their trailers. Trudy said ACC drive through inspections will be conducted.

John addressed various maintenance issues around the Clubhouse and grounds. He said that as members bring guests to Nature Pointe, they are one of the best recruiters/promoters for potential lot sales. Therefore, he stressed the importance of keeping the Clubhouse, patios, swimming pool area, and grounds organized and well maintained.

John commented that he believes the HOA dues are too low and expressed concern about the future maintenance of the Clubhouse, property and roads, especially with increased usage. Karen briefly reviewed the 5-10 year Facilities Plan, which is updated as needs and projects are identified. Trudy suggested contracting an outside engineer firm to do a facilities/reserve study and investigating the cost of hiring a management company.

Tony suggested having the HOA sponsor a charity benefit for a nonprofit organization, such as the American Red Cross, which could also serve as a marketing and visibility opportunity for Nature Pointe. Trudy thanked Tony and John for their ideas and suggestions.

Manager's Report

Simona reported on the payment status of upcoming weddings, indicating that most are paid through June. She will ask Josie Aragon to post the calendars on our website with an asterisk stating that dates are subject to change since wedding are sometimes canceled. She has been busy paying bills, receiving payments and entering them into QuickBooks on a daily basis. Simona said she worked a Saturday wedding so she could learn and understand the entire wedding process. She gave praise to the wedding staff for their hard work, ability to coordinate the details, and efficiently setting up and cleaning up following the weddings.

Building Report

Tim said he repaired the pipe in the stream, which froze during the winter and replaced it with 25 feet of PVC pipe. Bryan recommended putting a "T" intersection so we can drain it in the winter. Tim said he has been getting the drip system going and replacing the dripper heads since many calcified over the years from the hard water. He is researching information about our various plants and trees so he can provide good care and water for each. Tim will take the swimming pool certification class on May 1st. He will check the parapets on the roof for needed stucco repairs and get the swamp coolers running.

Bryan asked Tim to keep a log on propane usage, which has been an effective way to monitor usage. Alex reported that a member requested instant hot water in the showers. Karen stressed the importance having the hot water on the recirculating system so members aren't letting the water run. Alex confirmed that the recirculating system is now on during peak hours.

Alex reported that the TV in the Wellness Center is not working. Bryan suggested replacing it rather than trying to repair it. Trudy recommended developing a maintenance work order system to help identify needed work, and track maintenance issues and hours spent on projects. It would also be used to justify future replacement of equipment and allow a way for members to report building maintenance issues (*work order sheet is now in place in the Office*).

Financial Reports

Alex indicated that the Board approved the 2013 Budget via e-mail, so we need a formal motion at a Board meeting. Bryan moved that we accept the 2013 Budget, 2nd by Mark, motion passed. Bryan passed out financial reports that were dated 4/19/2013. He reported that he found additional errors in our QuickBooks system on member accounts from November through February, which will change the reports passed out. When all of the required changes are completed, updated financial reports will be posted on the NP website. Trudy said she would explore higher interest investment options to potentially move some revenue from our checking account.

Trudy suggested hiring an engineering firm to do a formal assessment of the condition of the Clubhouse, and to do a cost analysis of long-term maintenance and building needs to justify possible future dues increase and to determine the amount needed in our Reserve Account. Karen suggested getting a quote for a solar system on the Clubhouse; Mark said he will follow up with a contractor he has worked with. Alex reported that he could increase our Farmers Insurance coverage for the Clubhouse and our 4 acres from 5.5 to 6.5 million dollars for an additional \$700/year. Board members agreed.

Other Discussion

Senate Bill 497 – Trudy briefly explained the Homeowner Association Act that was signed by the Governor and becomes law effective July 1, 2013. It requires that our HOA is recorded with the County Clerk by June 30, 2013; Karen will follow up.

Weight Equipment – Alex said a resident made a request to purchase additional weight training equipment for the Wellness Center for a cost of \$2,200. Discussion followed; Bryan recommended tabling the topic at this time with cost being the primary reason.

Gate Security Camera – Alex reviewed a quote for a security camera system at the gate, which would upgrade our system. Discussion followed; Mark will get another quote.

Clubhouse Behavior Enforcement – Alex reported that a resident was given a second warning about leaving the Clubhouse after closing hours. Discussion followed and the following policy was established: first violation – the member’s Clubhouse privileges will be revoked for 30 days; second violation – the member’s Clubhouse privileges will be revoked for 60 days; and third violation – the member’s Clubhouse privileges will be revoked for one year. Alex will notify the member that he will not be able to use the Clubhouse for 60 days.

Wedding Policy – Alex reported that a member asked whether their niece could have her wedding at the Clubhouse at the member rate. Discussion followed and it was decided that only immediate family members would be allowed the member discounted rate. Alex will notify the member of the decision.

Committees – The Board discussed creating committees as a way to involve more members in various ways as a follow up to discussion at the Annual Meeting. It was decided to establish the following committees: Clubhouse; Fire Prevention, Awareness & Emergency Response; Covenants Compliance; and Landscaping & Trail Maintenance. Bryan recommended establishing perimeters for each committee and informing members that they need to keep the Board informed before implementing ideas/plans. Alex stressed the need to inform members about limited funding that would be available for the committees.

Next Meetings

The next Board meeting will be Friday, May 31, 2013 at 9 a.m. at the Clubhouse.

Adjourn:

Trudy adjourned the meeting at 12:25 p.m.