

Nature Pointe Board Meeting
Board Minutes Friday, April 22, 2011, 9:30 a.m.
Nature Pointe Clubhouse

Board members present: Alex Leonard, President; Bryan Burns, Treasurer; Karen Leach, Secretary, Dave Ashworth and Debbie Leonard

Staff: Karen Palmer, Clubhouse and Events Manager

Call to Order:

Alex called the meeting to order at 9:45 a.m.

Taxes and Budget & General Accounting

Bryan reviewed the Profit and Loss statement and Balance Sheet from January - March 2011. He discussed the need to report only earned income rather than the actual amount received on weddings, which includes deposits for 2012 weddings. He suggested setting up a deferred/revenue income account. He has met with and requested a financial plan from Farley Vener, CPA. Bryan will follow-up with Farley to get his recommendations.

Bryan has reviewed and verified the monthly reconciliation forms for the HOA bank and savings accounts, credit card and petty cash, which Karen P. prepared. Bryan retains a copy of the reconciliation forms and a copy of QuikcBooks at his home for back-up.

Farley Vener submitted an extension on the filing of our taxes, which will be completed in May. We will file Tax Form 1120. We will start paying income tax on a quarterly basis.

Karen P. reported that she has booked 32 weddings, including 5 for 2012. To meet our 2011 budget goal she needs to book 6 more weddings. We have increased the cost of a wedding for in 2012 to \$5,800 day and \$4,500 for Sunday's remaining in 2011.

Noise Ordinance

Alex reported that he constructed a portable sound wall to be used on the back patio during weddings to lower the volume of music that extends to adjacent properties. The system will be tested this afternoon at 2 p.m. Dave and Bryan volunteered to be available during the test. Buck Dewey, next door resident, was also asked to give feedback. Alex suggested that an additional 12' cinder block wall along the south property line between the Clubhouse and Dewey's property may also be needed. The cost of the portable sound wall and potential cinder block wall are not in the budget. A special assessment to residents may be required if it is determined that the cinder block wall is needed. Bernalillo County is in the process of changing its sound ordinance.

Additional Topics

Karen P. requested an additional telephone line for a fax machine. Discussion followed. Our contract with Quest ends this month for 3 lines: front gate, office and fire alarm emergency line. It was agreed that we should have a separate fax line (\$170 to install) and sign a 3-year contract for \$250/month.

The fireplace glass in the Anasazi Hall was recently broken by a youth playing basketball. It was an accident and the resident will not be charged. We will investigate a better glass protection screen for a room with active sports.

Karen P. reported that there are several low voltage problems in the building and patio area. Wes Trudell has tried to repair them without success. A low voltage contractor will be contacted. Bryan suggested that when residents notice things and/or equipment that are not working they should notify Jeff Palmer, Clubhouse Maintenance Engineer.

Bryan reported an increase in usage on the Nature Pointe website. The site tracks where referrals come from when people click on a link from another website. Most have come from the Perfect Wedding Guide site.

Alex reported on the status of the playground – the large wood Vegas are sealed and the platform is ready to be installed. Progress has been made on the Phase II cleanup.

HOA & Board Meetings

The next HOA meeting/potluck will be Sunday, June 26 from 4-6 p.m. The next Board meeting will be Friday, May 5 at 9 a.m.

Adjourn:

Alex adjourned meeting at 11:35 a.m.