

Nature Pointe HOA Board Meeting

Friday, April 22, 2016, Nature Pointe Clubhouse

Board Members in attendance:

Alex Leonard, Debbie Leonard, Jeff Eschenburg, Suki Tingey, and

Veronica Montano-Pilch

HOA Members in attendance:

Melissa Trudell, Tina Armijo, Tony Aragon, Josie Aragon, Mary Rose Moon, Rich Moon, Constance Busheme, Dave Busheme, Carl Sanchez, Geri-Kay Sanchez, Karen Leach, Chet Leach, Dave Campbell, Sue Campbell, David Sprauer, Scott Horton, Patsy Spellman, Matt Spellman, Vicki Burns, Bryan Burns, Marty Pilch

The meeting was called to order at 5:36.

The newly elected board members agreed to retain the **following positions:**

Alex Leonard, President

Deb Leonard, Member at large

Jeff Eschenburg, Vice President

Veronica M. Pilch, **Treasurer**

Suki Tingey, **Secretary**

A motion to accept the agenda was made by ST, seconded by JE and unanimously approved.

New Business

I. CPA Review

An email from Steve Sanders was read and approved. The reviewed financial report will be released as a "stand-alone" email. Alex will send an electronic copy of the report to members. It was noted that the first time to have depreciation shown is in year nine of the life of the building. JE made a motion to accept the report and approve it for release. Second was made by ST and the vote was unanimously in favor.

II. Maintenance committee report

The major items included the bids for treating the outside wood with oil. Two bids were in, and will go back to committee. Melissa T. broke down the project into six phases and estimated that the cost to do the entire project will be \$60,000-\$80,000. This work will be evaluated and advice solicited from people

who are experts, who have seen the building and the bids will be taken back to the main committee. It is estimated that the cost per each phase will be about \$8,000-\$12,000.

The pool demands most of the time. A second bout of white mold has been addressed. The mold can linger in the pipes and tighter control of the chemicals is needed. Paul will monitor and call Melissa for help, for issues, including the shock treatments. Problems with the salt generator not working require that we examine our system. The options are to stay with salt chlorination, which is a mechanical nightmare, causing increasing erosion in the pool areas, pipes and ladders. The second option is to change to chlorine, which also has corrosive properties, but is more straight-forward. The pros and cons of the current salt system: *salt is softer on the skin, but harder to deal with, *the chemistry has to be much more carefully balanced and is more difficult to deal with, *it is very time intensive. Chlorine is easier to control, especially using the "puck" system. A dual system was not recommended because of the difficulty of trying to balance the chemicals and rely on this system. The warranty was not honored because of the date of the installation, which was later than the date of purchase; (Patrick installed it). The puck system was recommended by MT, and it was noted that by using a portal in the pool and the spa, pool closures would be prevented. We were waiting for the opinion and inspection by Bobby (pool professional and Pentain installer), and we could potentially sell one of the salt generators that we have and recoup some of the lost money. A question to the inspector, "Do we have to empty the pool of all of salt water as we phase out the salt system and transition into a chlorine system?"

A motion was made by JE that the Melissa be charged with moving into a chlorine-fed pool system. AL seconded the motion and the vote was unanimously in favor.

Other items:

Youth workers have been helping to take care of problems, under the supervision of Karen Leach and Melissa Trudell. If you know of any possible youth helpers, please let them know.

We need to look at all projects and prioritize them. The stucco is the most important at this time, and, given that the roads are in good shape moves them down in priority.

The ice machine is up and working for \$150 with a larger replacement of around \$2000. We need to find a solution to this problem.

The finance committee (Marty Pilch, chair, and members Tony and Gary C.) will give a report to the HOA board and members in the future. Questions were raised about who is authorized to access the credit cards. VMP will talk to AL about the two checking and two savings accounts with the US Bank and other accounts. VMP, as treasurer needs to be authorized to use the new card with Sandia Labs Federal Credit Union. Interest rates were discussed and we are open to input from members. AL and VMP will examine this and make recommendations for changes to credit cards and to whom authorization is given. People shouldn't have authorization to make cash advances. We need to consolidate accounts and examine investment opportunities.

III. Wedding Committee Report

The charters for the wedding and finance committees should reflect the same structure. Alex suggested that we defer this matter and do an email vote. The wedding committee charter was sent out and we will review and comment. VMP explained how the wedding committee is preparing P&L reports, using excel spread sheets. It will all be entered into Quick Books and submitted. We are behind in wedding sales, and with the money that we have raised, \$48,000 more is needed. A lengthy discussion of how to report followed...over the wisdom of a two class system or a five category system of reporting. DL fears that the cost will increase. A market analysis of the photo booth was suggested, as Hank Spellman feels that it is under priced. Veronica made a motion for quarterly reports of wedding and finance committees, and it was passed unanimously.

Progress to date, by VMP (board member liaison)

- Employee training has been and will continue to be offered
- Weddings will be analyzed and evaluated. Jessica is developing evaluation forms and they are in draft form, and need to be massaged.
- All wedding staff members are employees, as per tax and employment laws.
- Direct deposit was considered, but costs money, Roger Comstack is looking for something else.
- An alternative system for the time cards is being sought. The hard punch time clock doesn't work. It would cost \$95 for a refurbished conventional time clock.
- We are seeking an economical system for receiving payments. Crystal uses Pay pro, and we are looking at costs and will make a recommendation at the next meeting.
- SOPs are being developed for each station. Chris will take pictures to let people know where everything is and how it should be set up.
- As a board, we need to ascertain the citizenship of all employees.
- The path to the parking has been changed and cleared up. We can install solar lights,
- Parking spaces need to be reserved for members during weddings. After lengthy discussion it was agreed that we need to consider this matter further. Assign spaces and see how it goes.

Motion was made by JE that we place HOA member parking in the 2 full SE corner spots and in the far south over flow parking north of the fire hydrant...on a six week temporary/trial basis. It was seconded by VMP and passed unanimously.

- The stipulated deposit to the wedding contract is has already been added, and the HOA lawyer Eric N. will give us his opinion on the final wording. It was noted that this does not cover charges for bad behavior but for damage in actual amounts...replacement costs. Tina A. mentioned that every place that she called that does weddings charges deposits; meaning that this won't hinder the booking of weddings.

Motion was make by JE that we implement a \$300 refundable deposit for weddings, specifics to be spelled out later, ST seconded the motion and it was passed unanimously

- The current schedule of wedding events (10:00 a.m.-10:00 p.m.) was examined as we discussed the proposal by the sales agent Patsy Spellman to be able to promote and hold open houses up

to two hours before wedding ceremony. A lengthy discussion followed about changing the contract times, asking the question, "Would it hurt wedding sales?" Hank Spellman's considered opinion was that a two hour reduction in non-exclusive use would be sufficient to allow access to the wedding party at noon. Alex voiced concerns that this would affect wedding sales. The following motion will give access to PS, as well as to the HOA membership at large for the two morning hours.

Motion was by ST that we allow non-exclusive use by the wedding party from 10:00 a.m.-12:00, and exclusive use from 12:00 until 10:00 p.m., following earlier rules already in place for use of the clubhouse by members and wedding parties. Seconded by VMP and **Yes** votes from JE, ST and VMP with **No** votes from Alex Leonard and Deb Leonard, The motion passed three to two.

- The board is working on redoing the website for weddings. Alex wants to maintain control of the domain name and the content related to the VDO information and sales of lots at Nature Pointe, therefore a new wedding website will be named and fully controlled by the HOA. The agreement is that the HOA will be in charge of the content of the new wedding website and not VDO. The HOA will not touch the VDO portion of the website and Nathan will create a list of what is not appropriate to leave on the old website. There will be links connecting the sites. It will be approximately \$40 to purchase websites.

Last few items

The ACC committee needs a new member. JE asked who would like to join, and asked that people let any board member know about their interest. ACC did their yearly drive through, and things looked good. Forms for projects, extensions, remodels and other changes can be obtained through the office manager.

The meeting was adjourned at 7:40

IV Next board meeting

The date for the next board meeting was set for June 21st, 2016.

After setting that date, we adjourned and opened the floor to questions. Many interesting questions and comments were posed. Thank you all for your participation and attendance at this meeting.

I have read and agree with the above minutes presented at the Board Meeting:

Alex Leonard, President

Date

Jeff Eschenburg

Date

Veronica Montano-Pilch

Date

Deb Leonard

Date

Suki Tingey

Date