

Nature Pointe HOA Board Meeting

Thursday, May 21, 2015, Nature Pointe Clubhouse

Board Members in attendance:

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

Veronica MP (absent)

HOA Members in attendance:

Cynthia Heins, Buck Dewey, Tina Armijo, and Gary Clark

- I. The meeting was called to order at 5:02.
- II. The new board members were voted to hold the **following positions:**

Alex Leonard, **President**

Deb Leonard, Member at large

Jeff Eschenburg, **Vice President**

Veronica M. Pilch, Treasurer

Suki Tingey, **Secretary**

Motion was made to accept the new members in these respective positions by JE, second made by ST, and the vote was unanimous.

Old Business

I. Mediation

Update on the mediation process, in brief, by A. Leonard: the word from the plaintiff's attorney is that we will be going straight to arbitration. There will be an announcement made to members.

II. Wedding update

Anticipated/needed numbers of weddings is lower than anticipated. We have had two cancellations in the last two weeks. For the new season (2015/2016) we have only seven so far. Rather than being ahead of schedule, we are behind this season. More funds are anticipated to be needed for advertising. Our new hire, for event and clubhouse manager is Jessica Sanchez.

III. Update on recent complaint

A complaint was received via email, in which problems of "staring" and noise were presented. Response is being held due to legal issues involved; need to consult with attorneys.

New Business

I. Landscaping/grounds help

In response to a need expressed by Melissa Trudell, who was unable to present in person, a request was made to hire local teenagers and friends of local residents, at \$8.00 an hour. We looked into the insurance matter, and are covered under our policy. A fear was expressed, in view of a recent complaint about the gym floor, that people would not accept "unprofessional people" performing the work. It was felt that this was not a concern, as the young people would not be working with mowing or weed eating tools. They would work under the supervision of Karen Leech, Melissa Trudell and Tony Marquez. It was agreed that this is a good program, and just needs to be fine tuned and the volunteer leaders confirmed. Hiring would be done by the supervisor(s). This matter was tabled until the next meeting, with a possible email vote to confirm.

II. Outside membership in Clubhouse

Responding to a request to have the membership extended to an extended family member (not living in the house) of the lot/home owner. The written policy is to not allow a "replacement" person. The motion was made (JE) and seconded (AL) to not allow extended family to use the clubhouse. The vote to not grant exceptions to the written policy was unanimous.

III. Apartment rental

Ms. Sanchez will place an ad in Craigslist to offer the apartment for rent (600 sq. ft.) for \$650 a month. There is a chance that Veronica MP will want to rent it, as she awaits the completion of her home.

IV. Tree replacement

Several trees have died near the Ashworth and Heins/Dewey property. Price range and quality of trees were discussed. Jeff E. suggested that a cap should be placed on replacement amount. Landscape budget for cost of trees and delivery was set at \$900. T. Martinez would dig the holes, helping to keep the cost in line with the budget. The vote was unanimously affirmative.

V. High speed internet

J. Eschenburg proposed the upgrade to our communications system. J.E. polled members and found 80% of the people are in favor. It will require an investment of \$5,000, an amount that recognizes that we have the fiber optics to support this. Century link will have personal pricing available (at these approximate prices) \$39.00, or it can be bundled with the home line, \$54.00, and with Direct TV, for \$99. Discussion was held concerning where to find the money: could be a reserve expense, or possibly pulled out from the current budget? It was determined that the financial committee should look in to this.

JE will get with Veronica MP and explore options as well. The turnaround time for this to be implemented, once we decide, is 60 days. Without Veronica to vote, it was decided confer and vote later.

VI. Budget and First Financial review approval

Mention was made, as we reviewed the figures, of a drop in the number of weddings. There are jumps in two areas, advertising and budgeting for federal taxes. JE posed the question about the heat cost, and people are investigating to see if there was a spike in usage. Motion to accept was made by ST, with a second made by JE. Motion passed unanimously.

VII. Check signing approval

Given the change in the board composition, the bank needs a second signatory. DL made the motion to add Jeff Eschenburg to the account. ST seconded the motion, and it passed with unanimity.

VIII. Maintenance Committee

Tony Marquez was hired on April 27th, 2015. Tony is enjoying the work, and the board is pleased with his level of knowledge. So far, he has not experienced anything too challenging, or any problems. Some forty three problems for the maintenance committee have been prioritized, and AL mentioned that currently seven or eight of them have been resolved. The committee is working well together, and the new youth workers will free up Tony, to complete his tasks. A preliminary cap of \$1,000 (JE) has been established.

IX. Next board meeting

After consultation with Veronica via phone, the date for the next board meeting was set, July 16, 2015.

After setting that date, we adjourned and opened the floor to questions. No questions were posed.