

Nature Pointe Board Meeting
Minutes Friday, May 31, 2013 at 9:00 a.m.
Nature Pointe Clubhouse

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

Staff: Simona Derr, Clubhouse and Events Manager, and Tim Roberts, Facilities Manager

Call to Order

Trudy called the meeting to order at 9:04 a.m. The Board minutes of April 19, 2013 were approved and Karen will send them to Josie Aragon to put the website.

Manager's Report

Simona reported on weddings for 2013 and 2014 and gave a brief update on the other projects she is working on with Alex. Trudy asked her to make a list of her priorities, including projects she could delegate, i.e. laundry of the towels, cleaning and landscaping. Karen will contact Bridget Rammage to request her assistance during our busy season.

Building Report

Tim said he has the air conditioning units running and has checked all of the drip irrigation lines. He is working on repairing a broken pipe at the gate on zone 1 and 6. He is adding rocks around the pond, and black dirt and seed to the lawn to fill in bare spots. He will plant some perennials along the west side of the Bocce Ball court. He reported that the pool inspection will be done soon. The ORP (*Oxygen Reduction Protection*) monitor for the chemical balance in the pool needs some work and Alex has contacted Pool Pro. Karen asked Tim to create check sheets for daily, weekly and monthly procedures, which he said he will do. Trudy asked Tim to develop a list of his priority projects. Trudy shared a work order form that is used at other locations.

Alex reviewed a quote for repairs on the tennis court for \$6,500 from D.M.L., Inc. Tennis Court Specialists, company who installed the court. Discussion followed and Board approval was given. Alex will sign the contract and schedule the work.

A brief discussion followed about other needed repairs: septic system and stucco cracks in the parapet walls. Bryan stressed the importance of getting the contractors to complete this work.

Financial Reports

Bryan reviewed the first quarter, January through March 2013, Profit and Loss Budget vs. Actual statement and the Balance Sheet, which will be posted on the Nature Pointe website. He reviewed the same statements through May 31, 2013. To date, revenue and expenditures are in line with amounts budgeted. Bryan reported that \$5,000 will be deposited into the Reserve Account at the end of June.

Other Discussion

Gate – Bryan reviewed a quote, obtained by Mark, for an upgraded camera system at the gate for \$4,496, however, the price seemed quite high for the camera system and no decision was made at this time. Bryan indicated that we could write a piece of software that will allow us to use the phone line to toggle the gate from the Clubhouse. April Sweet was suggested as a possible person to write that software. Bryan knows she is a capable software person and, if she is willing, could do the job. Karen volunteered to contact April to ask if she would write this software. Bryan indicated that she could contact him with technical questions regarding the gate. This capability would allow us to open or close the gate from the Clubhouse at appropriate times.

Senate Bill 497 – Trudy will follow up with Bernalillo County concerning HOA requirements for the Homeowner Association Act.

Committees – Trudy and Karen briefly discussed the status of the committees: Clubhouse, Fire Prevention, Awareness & Emergency Response, Covenants Compliance, Landscaping & Trails, and Community Security. A number of members have expressed an interest, although no one has volunteered to chair the committees to move activities forward. Trudy suggested sending an e-mail to HOA members listing who has volunteered and asking again if anyone else is interested in joining the committees. It will be up to members of the committees to initiate ideas and actions, get Board approval and then move forward with the plan.

Clubhouse Rule Book – Alex has been working on updating the Rule Book and has made a number of recommendations. Mark also submitted a list of suggestions. Karen will assist in creating a draft for Board review.

Maintenance Apartment – Alex reported that Paul Bosarge will move into the Maintenance Apartment in July. Paul stopped in and was introduced and welcomed.

Architectural Control Committee (ACC) – Trudy said the ACC will do drive throughs of the community within the next week, however, she explained that we have no way of enforcing the Covenants. She presented a video clip of examples of homes in a neighborhood in Albuquerque where there are no covenants. The video showed the dramatic differences and conditions of properties next to each other, which can happen without covenants and/or ability to enforce them. She recommended establishing a system for fines if residents do not take action on ACC requests. Residents would be given a notice in writing with a timeframe for completion. If they do not comply the fine would be recorded with Bernalillo County and enforced.

Discussion followed about parked cars that are visible or partially visible from the road. The ACC will make recommendations to owners according to the Covenants.

Property Boundary – Alex reported that Buck Dewey sent an e-mail explaining a wedding guest and their child walked into his property and played with his tetherball. Discussion followed about ways to delineate the boundary lines: posts with “private property” signs, posts with rope

in between (*similar design as the rail along the bridge over the pond stream*), or coyote or stucco fence. Trudy agreed to contact Buck to discuss ideas.

Near Beer – Alex reported a member was seen drinking Near Beer at the Memorial Day event. Trudy said she did research on Near Beer and found that it has alcohol content. According to our Rule Book, it is therefore, not allowed in the Clubhouse or grounds. The member also put a 6-pack of Near Beer in the Clubhouse refrigerator. The refrigerator cannot be used for individual use unless they are having an upcoming event. It was agreed that the member would be notified.

Zumba Class – Brief discussion followed about an outside instructor charging a fee for class instruction and inviting outside guests. Alex said he will check with Farmers Insurance about coverage for classes. It was decided that only members and their guests would be allowed to attend, and at this point Nature Pointe would not pay the instructor since all other instructors teach classes on a volunteer basis and volunteerism is encouraged.

Storage – Alex reported that a member moved wedding supplies from the massage room and took a bottle of Champagne, which was later returned after the member was confronted. Discussion followed about storage. Board members agreed that members should not move items from the kitchen, message room or other locations, but they could make suggestions to Simona Derr, Manager, or Board members. Discussion continued about places for short term storage for weddings. Karen and Trudy stressed the importance of keeping the massage table available for members during hours the Clubhouse is open.

Next Meetings

The next Board meeting will be Friday, July 26, 2013 at 9 a.m. at the Clubhouse.

Adjourn:

Trudy adjourned the meeting at 12:03 p.m.