

6-21-16 5:30 pm Nature Pointe Board Meeting Minutes

Board members attending: Alex Leonard, Debbie Leonard, Jeff Eschenburg and Veronica Montano-Pilch

Absent: Suki Tingey

Meeting Facilitator: Jeff Eschenburg

Minutes: Debbie Leonard

Members in attendance: Approximately 30, Committee members: Marty Pilch, Tina Armijo, Jeff Murray, Melissa Trudell

Non Members: Paul Reed, Chris McGrath and Cheryl Babcock

Discussion was made if non members were allowed at Board meetings, opposing views were discussed without clear conclusion and guests were allowed to attend.

A motion was made to approve the agenda, seconded and approved.

Jeff Eschenburg started with item 2D of new business announcing his resignation from the board due to upcoming sale of home and relocation. Jeff stated his 30 day resignation started yesterday. Veronica has requested names for possible board candidates from committee members. Jeff also stated he was resigning from the ACC effective immediately. Debbie then thanked Jeff for his service to Nature Pointe.

The Finance Committee Charter was discussed. A motion was made to change the sixth word from "recommending" to The committee is responsible for "recommendations" to the Board..... as well as reworking the 3rd bullet point under Responsibilities. A vote to approve the changes were unanimous.

The maintenance Committee Charter was discussed and after the fifth word adding "recommendations for" the oversight of maintenance... and the board unanimously approved this change.

Alex brought up that the recently amended Bylaws will require a letter by the developer, Vista del Oro LLC approving of the amended Bylaws. Legal has been delayed due to a vacation.

The policy of hiring HOA members as employees was brought up by Alex. Since the HOA encourages volunteerism having members as employees may discourage volunteerism. Traditionally there has been limited hiring of members as contractors. With the recent change that most contracted jobs are now converted to employees creates new policies. The history is that members have not been allowed to become employees. This topic was tabled pending further research. A motion was made and seconded that "The HOA not hire HOA members as full time employees." The motion passed unanimously. Further discussion as to hiring members on a part time basis was tabled.

Alex brought up Emergency Response Readiness. The Safety Committee from years ago was discussed. Jeff Murray and Tony Aragon offered to work on a phone tree/notification system.

Jeff Eschenburg gave the maintenance report. Stucco bids have been completed on the South pool wall continuing around up to the kiva mechanical room wall. Final comparison is yet to take place between 2 contractor bids. The stucco work will be done in stages.

Jeff described playground shoring up the vertical logs by wrapping in concrete as well as treating logs with borate rods. Loads of playground wood chips have been installed and spread as well. Sanding of wood is ongoing and penofin wood treatment will be performed. Nylon ropes that are softer on hands will be installed. April Sweet has volunteered for maintenance committee regarding the playground. Maintenance checklists will be created for the upkeep of the property.

Hot tub handle replacement and metal strap repair is slated for repair.

Jeff stated that Kyttec plumbing is utilized throughout the clubhouse and we have repaired 3 leaks. There is an existing class action suit against Kyttec primarily in western states with hard water as the water corrodes the fittings. More fittings will need to be identified and replaced.

A review of the sound system to identify rooms needing attention has been made by Wes Trudell.

The swimming pool is primarily maintained by Melissa Trudell of the maintenance committee. We are looking for another HOA member to get certified in pool maintenance to help shoulder the burden. Paul Reed is trying to get pool certified. Discussion of hiring someone to help with the pool was made.

Finance Committee Report. Veronica said she will meet with our bookkeeper to utilize additional QuickBooks functions so data can be retrieved easier. She said you cannot compare year versus year due to upsells. It is a work in progress and Marty Pilch is creating excel spread sheets. Veronica made a request to have finance committee present the Nature Pointe Business Model in an hour meeting to the board and then to the HOA which was agreed.

Veronica brought up the Reserve Study and need to change the QuickBooks charts of accounts.

Jeff Murray, Wedding Committee Chair discussed the committee activity. The Committee recommended canceling s'mores as an additional attendant should be added to monitor the fire pit safety. Jeff Eschenburg said his son's wedding that weekend found the s'mores to be very popular. Alex pointed out that s'mores are very popular and brides have been promised this in their rental. Dedicating a staff member to watch the patio was discussed.

Veronica reported that about ten 2017 weddings have been sold. Tina Armijo of the wedding committee was not sure of 2017 sales. Open flames were discussed as well as Linen supply/laundry was discussed. Jessica Steele-Clubhouse manager is working on analysis of offering china standard for every event. Marty said we may need to charge \$1.75 per person. This will reduce trash in the dumpster.

Veronica and Tina suggested offering Paypal to brides. Alex asked about the processing fee and if a bride could chargeback her payment if contested. Tina Armijo of the Wedding Committee assured the board that this could not happen. The motion was made and was unanimous to "Offer Paypal and the processing fee at the expense of the payer." This passed unanimously.

Discussion of tracking wedding sales occurred. Marty said it was difficult to go back to contracts to create a sales history. Alex questioned the projected sales of 10 more Saturday wedding in 2016. Veronica confirmed that Jessica had indicated it is possible.

Alex asked if the \$300. Damage deposit has been added to the contract and Veronica said that contracts were emailed to the board earlier today.

Mary Rose asked to speak about improving the landscape of the front gate as well as road vegetation. More attention/dollars need to be allocated.

Discussion was to delay setting the next board meeting as Suki was absent and we hope to have a new board member to replace Jeff's resignation.

Meeting was adjourned.

I have read and approve the attached minutes:

Veronica Montano-Pilch

Jeff Eschenburg

Debbie Leonard

Alex Leonard