

Nature Pointe Board Meeting

Minutes Thursday, July 16, 2015 at 5:30 p.m.

Nature Pointe Clubhouse

Board members present: Alex Leonard, President; Suki Tingy, Secretary; Veronica Montano-Pilch, Treasurer; Debbie Leonard, and Jeff Eschenburg

Members present: Patsy Spellman

I. Call to Order & Approval of Agenda

Jeff, meeting facilitator, called the meeting to order at 5:35 p.m. He moved to approve the Board Agenda, seconded by Veronica, motion passed.

II. Old Business

A. Mediation/Arbitration

Alex reported that there was no new news to report about the upcoming arbitration at this time. Discussion followed. The Board would like an executive meeting to be scheduled.

B. 2015 and 2016 Wedding Update

Jessica reported that we have a total of 46 wedding contracts for 2015 and 11 wedding contracts for 2016. Discussion followed. Board requested that Jessica check how we are doing compared to previous years and forward to board as soon as the information is prepared. Alex reported that we seem to be behind previous years due to a trend of smaller weddings, and other restrictions that Nature Pointe has compared to other venues. Discussion followed. Board would like a new marketing ideas. Many ideas were discussed. Jeff motioned to allow a 5 hour bar service for all contracts from today forward, seconded by Veronica, motion passed.

C. High Speed Internet

Alex reported that Comcast has agreed to pay for an estimate. Jeff reported that Century Link will install for \$5,000. Discussion followed. Jeff motioned to pay Century Link \$5000 to install high speed internet, seconded by Suki, motion passed. Alex signed Century Link Special Construction Proposal Agreement. This will be mailed in the next week once Krystal can make a check.

D. AAM Management Company

Suki and Jeff reported that there were extra costs in the contract as well as other aspects that the Board did not like including a high fee that would require covenant changes. It was suggested that we may not need to contract AAM Management Company now that we have a Clubhouse Manager and Maintenance Manager. Unknown potential arbitration costs were discussed and led toward concern of adding AAM overhead. Discussion followed. Veronica motioned not to contract AAM Management at this time due to reservations by the lawyer and by the community, seconded by Debbie, unanimously passed.

III. New Business

A. Door Locking Hours 7pm-7:30am

Discussion of current door locking times and how to change on the key pads, followed by a unanimous Board decision to continue with these hours.

B. Trees and Shrubs

Alex reported that we have planted a number of trees and shrubs South of the tennis courts in response to neighbor complaints and that the newly planted trees and shrubs are all doing well.

C. Bylaw Changes

The Board had previously voted to allow absentee votes at their first meeting after the election. Jeff motions to change Bylaws to allow absentee voting in lieu of proxy voting, seconded by Debbie, unanimously passed.

D. Allow Absentee Voting and Board Approval with 75% or More Email Votes and Annual Meeting

Alex motioned to change Bylaws to be able to vote via email and approve if we get 75% in favor votes, seconded by Jeff, motion passed. Discussion followed about Annual Meeting/Budget. This topic was tabled until further research can be done.

E. Propane Suppliers

Alex reported that Southwest Propane guaranteed \$1.28 per gallon to the Clubhouse, and \$1.49 per gallon to residents. Ferrell Gas should be sending a counter offer this week. Discussion was tabled until more information comes from Ferrell Gas.

F. Check Signing Approval

Alex gave update on current check signing procedures. Discussion followed. Jeff motioned that HOA employee/contractor paychecks do not need immediate 2nd initialing before distributing and that payroll expenditures will be reviewed by 2nd Board member prior to Quickbooks entry, seconded by Veronica, unanimously passed.

G. Gate Camera

Alex reported current gate camera condition, as well as what we will need to do to continue to have gate camera security. Discussion followed. It was decided that more research should be done on the exact cost of this. Alex will research and get a quote.

H. Change Pool Cover Code

Alex reported that the cover needs a new wire to run from the office to the roof and then over to the pool room in order for the box to lock and that the cost for the wire, the casing, and labor may be high. There was discussion that it was not common to have the security keypad locked, as the code alone should be adequate. Veronica motioned to change the code to the pool cover and email the new code to all members, seconded by Debbie, motion passed.

IV. Second Quarter Financial Review

It was determined that the Board cannot approve today as it has not been reconciled by Heidi Ruffner. May be approved through email.

V. Maintenance Committee Update

Jeff gave update of current list which has been reduced to one page. Discussion followed about tracking labor dollars for work done by Tony for future reference.

A. Stream Liner

B. Stucco

This discussion was tabled.

C. Seal Roadway Gate to Clubhouse and Parking Lot

Discussion of current conditions. Board agrees that Jeff should choose the best quote and send via email for a vote by the Board.

D. Penofin Sprayer

Alex reported information about our current sprayer and the amount of labor that it will take to seal exterior wood. Discussion followed. Jeff motioned to move forward with sealing of exterior wood, seconded by Debbie, motion unanimously passed.

VI. Wedding Committee

No presentation at this time.

VII. Next Board Meeting Date

A meeting was set for Thursday October 29, 2015 at 9:00 am.

VIII. Adjournment

Jeff adjourned the meeting at 7:40 pm.