

Nature Pointe Board Meeting
Minutes Friday, July 26, 2013 at 9:00 a.m.
Nature Pointe Clubhouse

Board members present: Alex Leonard, President; Mark Tuttle, Vice President, Bryan Burns, Treasurer; Karen Leach, Secretary, Trudy Henderson and Debbie Leonard
Staff: Simona Derr, Clubhouse and Events Manager, and Tim Roberts, Facilities Manager
Invited Guests/Members: Scott Horton and Melissa Rugge

Call to Order

Trudy called the meeting to order at 9:14 a.m. The Board minutes of May 31, 2013 were approved and Karen will send them to Josie Aragon to put the website.

Manager's Report

Simona reported that 5 lots are delinquent in their HOA dues. Property liens have been placed on these 5 lots. An additional lot is expected to be delinquent in the near future and a lien will be placed on it according to the schedule and procedure established by the Board. She shared an updated wedding report, indicating that 15 weddings have been booked for 2014. Simona left the meeting to meet with a potential wedding customer.

Clubhouse Rule Book Review

Scott Horton shared a proposed revision for rules in the Wellness Center for the Clubhouse Rule Book, which was drafted by Melissa Rugge, John Lionbarger and himself. The committee designed a chart that would clearly show the age requirements for equipment usage, which would also be enlarged and posted on the wall. Discussion followed about age limits. Melissa stressed the need to get children and youth involved in active sports at a young age to help prevent childhood obesity. Mark indicated that we provide many opportunities for children to be active: playground, field games, hiking trails, and various classes such as Karate, etc.

It was agreed that training by a certified personal trainer would be required for youth 15 to 17 years of age before they are allowed to use equipment unsupervised by an adult in the Wellness Center. An approved NASM-CPT, ACE-CPT, or ACSM-CPT instructor must sign and date the waiver form upon successful completion of Nature Pointe Wellness Center equipment training. This type of training would also be recommended for all users but not required. Trudy said we should provide a list of trainers qualified to teach and she will provide names/contact information for several.

Financial Reports

Bryan reviewed the second quarter, January through June 2013, Profit and Loss Budget vs. Actual statement and the Balance Sheet, which will also be posted on the Nature Pointe website. In the rental portion of the financial statement our revenue is higher than expected because we did not budget rental revenue for the manager's apartment. Expense detailed includes a new pump for the swimming pool, 30 white chairs for weddings, and an increase in the water bill due to a leak at the gate. Mark will contact Entranosa Water to request an adjustment in the bill for the leak, which was repaired immediately by Tim. Bryan reported that

the Profit and Loss Statement does not reflect the \$5,000 transfer to our Reserve account in June and the second quarter estimated income taxes that were paid in July. Therefore, the Net Income will be close to our budgeted amount. Discussion followed about the possibility of transferring money to an interest bearing account. Karen will investigate options.

Building Report

Tim said he has been working on clearing weeds and debris from behind the playground. Bryan suggested organizing a volunteer day to assist in spreading bark and moving dirt to extend the play area. Tim has been working on the swimming pool equipment. Trudy suggested obtaining a quote for a maintenance contract from a swimming pool company as a backup for repairs. She will contact a company in Albuquerque to make this request.

Tim shared a draft check sheet for weekly/monthly/annual maintenance, which he will continue to develop. Karen shared the Maintenance Log system, which Tim said he checks daily. Karen will follow up with Alpha Septic and East Mountain Septic concerning the venting issue with our septic system.

Other Discussion

New HOA Law – Trudy will make arrangements for a property management person to meet with the Board to discuss her services and explain the impact of the new HOA Law.

Gate – Bryan explained that he will install a timer at the gate that will allow two schedules: one to close the gate at dusk and the second to close the gate at 10:30 p.m. for events/weddings. April Sweet is also working on software to toggle the gate from the office.

Next Meetings

The next Board meeting will be Friday, September 6, 2013, at 9 a.m. at the Clubhouse.

Adjourn:

Trudy adjourned the meeting at 12:07 p.m.