

**Nature Pointe Board Meeting**  
**Board Minutes Friday, August 12, 2011, 9:00 a.m.**  
**Nature Pointe Clubhouse**

**Board members present:** Alex Leonard, President; Scott Horton, Vice President, Bryan Burns, Treasurer; Karen Leach, Secretary and Debbie Leonard

**Staff:** Karen Palmer, Clubhouse and Events Manager, and Jeff Palmer, Maintenance

**Call to Order:**

Alex called the meeting to order at 9:05 a.m.

**Clubhouse Manager's Report**

Karen P. said wedding bookings are going well. We have booked 29 weddings to date with a goal of 35 for the year. We are close to our revenue goal since she has been successful in charging more per wedding. The strategy of giving a \$500 discount off a \$5,800 wedding if they book now is working. In the future, on a trial basis, Karen P. will book weddings with music inside rather than on the patio. We will evaluate the impact of this decision in a couple of months. Scott stressed the importance of continuing to increase the price/wedding as we become better known.

Karen P. said she received a request to not send monthly HOA assessment invoices to lot owners who have paid in advance. Since this would require additional time for review of each lot owner, Bryan moved that our policy is to send a statement to all, 2nd by Scott, motion passed.

**Building Report**

Jeff reviewed quotes from Albuquerque Sound and TechScapes by NCI Control for low-voltage repair on various systems in the Clubhouse and patio. Bryan said we need to work with an authorized dealer for our Russound equipment, otherwise our warranties will be void. Jeff will check the website for authorized detailers.

Jeff waxed all of the floors and Board members thanked him for a job well done. He recently replaced various pool equipment parts. The landscape is under control thanks to volunteer assistance.

**Architectural Control Committee (ACC) Inspections**

Scott reported that approximately 90% of the residents have complied with the ACC inspection compliance as per the Design Guidelines and/or Covenants. The ACC needs to develop a system and define the legal path to follow for those who are out of compliance.

**Financial Review**

Bryan reviewed the 6 month, January-June 2011 Profit and Loss Budget verses Actual and the Balance Sheet. We are on target with our budget. Alex brought up the need for a wall along the south property line to create a sound barrier, privacy and block the view directly into the home owner's backyard. A coyote latilla fence 100' long x 10' tall would cost approximately

\$4,000. Alex suggested planting pine trees in between sections of the fence. A concrete block wall covered with stucco would cost approximately \$14,000. Alex will get bids for the proposed work.

**Additional Topics**

Scott said the Tijeras Transfer Station will have a couple more "free" green waste weeks for people to drop off their cut trees/branches. Discussion followed about having a neighborhood project the week of November 13-19 after the first freeze when bark beetles and other insects are dormant. It was decided we need to charge residents \$20/load to have Paul and Wes load and truck their trees/branches to the Transfer Station.

Alex announced plans for a movie night and a Labor Day BBQ.

**Old Business**

**Fire Safety** — Alex said April Sweet and Rosanne Mitchell developed an emergency telephone tree and tested the system twice with limited success. They found it was difficult to reach everyone, it put a burden on a few and it took too long to execute. There are other services that residents can sign-up to receive messages: Reverse 911 and Nixie.

**Line of Credit** — Debbie spoke to the branch manager at U.S. Bank about establishing a line of credit for emergencies purposes. She was informed that officers would need to personally guarantee up to 10K, \$20 annual fee, 21.9% rate, 3% on outstanding balance and \$25/month processing fee. It was decided not to establish a line of credit at this time.

**HOA & Board Meetings**

The next Board meetings will be September 23 and November 4, both at 9:00 a.m.

**Adjourn:**

Alex adjourned the meeting at 11:40 a.m.