

Nature Pointe Board Meeting
Minutes Friday, September 23, 2011, 9:00 a.m.
Nature Pointe Clubhouse

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

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

Call to Order

Alex called the meeting to order at 9:13 a.m. He asked for approval of the minutes: Board meeting on August 12, 2011 and HOA meeting on August 21, 2011. Minutes were approved and signed. Karen L. will send the minutes to Josie Aragon to be placed on the website.

Building Report

Jeff thanked Brinna Rammage and Karen Leach for weeding around the Clubhouse. John Kay has washed most of the windows. Projects Jeff has been working on: paint touch-up on walls, repair pool/spa equipment, and apply Penofin to exterior wood. He reported that Mario Przepiora, High Tech Homes and a Russound technician and dealer, has made good progress on our low voltage repairs. Mario labeled 50% of the electronic equipment and wires, and developed a spread sheet identifying where the wires are located. Repairs have been made in the main hall and swimming pool. Jeff recommended we continue with repairs on the back patio outlets, additional options for sound in the Anasazi Hall and hooking-up existing wiring in the Manager's apartment.

Scott asked about the number and cost of XM receivers and if all are being used. Karen P. verified the cost is about \$60/month for 5 XM receivers located in the Wellness Center, swimming pool, Anasazi Hall, office and main hall. We have FM receivers for the spa, sauna, racquet ball, game room, locker rooms, and outside patios.

Clubhouse Manager's Report

Karen P. reported that she talked to Ferrellgas about propane pricing for next year. They will charge \$2.06/gallon until October 14, 2011 and increase to \$2.20/gallon for the remainder of the year and into 2012 (*still a good price*). We will fill the Clubhouse tank prior to October 14. Karen P. will notify residents of the rate information.

Karen P. has booked 17 weddings for 2012, plus the NM Dream wedding that will give us increased marketing opportunities. To date she has booked 30 weddings for 2011. She is having conversations with business representatives for corporate events. We have had a couple of recent successful corporate events at the Clubhouse during week days/evenings, which do not conflict with weddings. She is paying Gross Receipt taxes on a monthly basis with approval from Bryan.

Karen P. stressed the importance of having lot owners schedule their events/parties through her so she can coordinate with other scheduled events. As we grow the use of the facility will

increase. Therefore, to ensure successful activities/events for all, Karen P. needs to handle the scheduling. Board members agreed and will assist her in informing lot owners of this process.

Playground

Alex asked for feedback on the age limit of children for adult supervision in the playground. It was decided it should be the same as other areas in the Clubhouse – children 11 years and younger must have visual, on-site adult supervision at all times while playing in the playground. Alex will develop signage stating the rules, as well as a sign saying the playground is closed until construction is completed.

Television Transmitters

April and Nathan Sweet submitted a written suggestion to add FM transmitters on each of the 6 televisions in the Wellness Center to allow more channel/DVD options for users. Bryan raised the issue of the need to establish a policy for all users similar to those at health clubs around the country. Scott suggested developing a survey to gather feedback from users/lot owners. Scott agreed to create a draft survey and ask April for her assistance. The survey will be approved by the Board prior to e-mailing to lot owners. A written policy will be established prior to adding the transmitters.

Karen L. addressed the need for users in the Wellness Centers to use clean tennis shoes while working out. Street shoes bring sand, dirt, mud, etc. into the Center creating additional maintenance and wear and tear on the equipment. It was agreed that this will also be added to a policy for the Wellness Center.

Financial Review

Bryan reviewed the budget versus revenue and expenses to date. The HOA dues are \$6,800 over budget due to lot sales. Alex, developer, paid \$20,000 to the HOA Reserve account to meet his requirement as stated in the Covenants (*8.11 Reserves, page 27*). Bryan said we are under budget in wedding revenue because we estimated 35 weddings and to date we have booked 30. The expenses will also be under budget with fewer weddings and they are under in several other areas. We will deposit the remaining \$5,000 as budgeted to the Reserve account near the end of the year. He recommended that we maintain a balance in our checking account of about \$25,000. He also recommended that we balance revenue and expenses at the end of the year to minimize our tax liability. Bryan reviewed the Balance sheet.

Alex said Dale Ruge, volunteer instructor for the self defense class, asked for floor mats for the class. Holly Lionbarger donated floor mats valued at about \$350; Dale's request is \$350. Following review of the financial statements the Board approved the request.

1-10 Year Development Plan

Design ideas were discussed about a combination of coyote fencing and pine trees along the south boundary to create privacy from adjacent property during Clubhouse events and activities. Bryan asked Alex to develop a budget for this project and suggested that the ACC meet with the adjacent home owner to discuss options.

Architectural Control Committee (ACC) Inspections

Scott reported that the ACC will meet to review the status of the ACC inspections and develop a fine structure and process for those out of compliance with the Covenants.

Additional Topics

Bryan reported that his 2-year elected term of office on the Board of Directors expires this month. Karen L. moved that we extend his term of office until the Annual Meeting when a formal election will take place, Alex 2nd, motion passed.

HOA & Board Meetings

The next Board meeting will be Friday, November 4, at 9:00 a.m. and HOA meeting on Sunday, November 13. Bryan suggested that the Annual Meeting be scheduled in March to allow better timing for more accurate financial reports.

Adjourn:

Alex adjourned the meeting at 12:20 p.m.