

Nature Pointe Board Meeting

Minutes Tuesday, September 13, 2016 at 6:00 p.m.

Nature Pointe Clubhouse

Board members present: Alex Leonard, President; April Sweet, Secretary; Veronica Montano-Pilch, Treasurer; Deb Leonard and Tom Courtin

Members present: Melissa Trudell, Wes Trudell, Tina Armijo, Buck Dewey, Gary Clark, Eric Schindwolf, Marty Pilch, Joyce Courtin, Constance Busheme

I. Call to Order & Approval of Agenda

Veronica called the meeting to order at 6:10pm. April made motion to approve agenda, Alex second, all in favor. Alex motioned to elect April as secretary, Veronica second, all in favor.

II. Approval of Minutes

Will modify the June minutes to match what people remember from the meeting. Bullet 3 under Responsibilities for the Finance committee charter was not removed. It was modified. All approved that change to the charter at last meeting.

III. Committee Reports

a. ACC Committee

Alex reported that Tim Esquibel and Penny Krumback completed their house and inspection complete. The ACC will do inspection on Deeny house soon. Hopefully 2-4 homes starting in the next couple of months. Constance Busheme has joined the ACC. Current member list: Alex Leonard, Scott Horton, Constance Busheme, Alison Murray.

b. Finance Committee

- Members: Marty Pilch, Gary Clark, Heidi Ruffner, Eric Schindwolf, (Tony Aragon resigned since last meeting)
- Reviewed the Association Reserves study, identified issues that were demanding attention. Focused on items that would impact the long-term.
- Roads – issue about accountability for maintenance on Avenida Allegra. Alex called interim county road manager. Alex and Marty kicked off a process to dedicate road to county. 1st step – inspect road to see if it meets county standards. Marty has talked to Vista de Manana as well.
- Roads – Marty has been researching and gathering information (former county road manager, interim county road manager, Star paving, Santa Fe county road manager, Asphalt Institute in Montana). Marty reported that the path forward is as clear as mud. Marty will create report with this information. Interim county road manager offered to have their person look at our roads and see what they recommend.
- Faulty plumbing – get comparative cost estimates. Other option is to do it in-house. There has not been a decision made yet.
- Melissa made a report on what where we are at with the stucco bids. April summarized the key information in a spreadsheet.
- Playground – there are some questions about the liability issues around the playground w.r.t. the wedding business in particular. Agreement to stop all repairs on the playground with the exception of finishing the penofin. Veronica to research liability issues.

- Summary of what is on the table – roads, playground, stucco. Question now to ask is can we afford it? Finance committee felt their tool was at the appropriate stage to use to help with these decisions. They created a report and gave it to the board. The finance committee feels that the risk of special assessments as a result of the board choosing the most expensive options of these decisions is low.
- The finance committee would like to socialize the model with the community and invites the community to join and help with the model. At last meeting it was decided to brief the board first and then the community. Finance committee would like to brief the board now that the board positions have been filled. Finance committee can then make changes as needed and then schedule something to show the community.
- Association Reserves, operational expenses, etc. are now all in the model. We can now make our own decisions about reserve costs and not have to go back to Association Reserves.
- P&L analysis report is new. The P&L has taxes from last quarter of 2015. This P&L is not at the quarter. What is different – contract versus staff for employees. It is difficult to discuss the P&L since it is not a complete quarter. Costs are lower this year in goods than last year.
- Next topic is preparing a budget. Will take about 3-4 weeks. Part of the budget depends on decisions of plumbing fixtures and stucco. Also waiting to see how much insurance will cost next year.
- Veronica will contact Steve Sanders (our CPA) – left a message before and will try again. We usually try to have him do a mid-year financial review. Ask him if it is still appropriate to look do the mid-year review. Alex saw another tax bill – ask Steve if we should pay it.

Summary of Next Steps:

- Marty to create report for road maintenance options/recommendations.
- Finance committee to schedule a meeting with the board to show them the model.
- Finance committee to prepare a budget for 2017.
- Veronica to contact Steve Sanders about tax bill and mid-year financial review.

c. Maintenance Committee

- Alex and Melissa met to review spreadsheet of jobs finished, in process, to do, unskilled/skilled, etc.
- Stucco – Alex reached 2 of Mike's Painting references (one of them had a million square feet or so and redid it at year 15 due to wanting a color change). Alex, Carl, and maybe Marty are going to look at one or both of them tomorrow afternoon. They will take pictures and ask questions. No set time, but around 3:00 leave from Albuquerque. Some of the concerns were the clause about charging more if something is found since he didn't look at the parapets. Alex – maybe we can have him walk the parapets as a condition of signing. Veronica talked to Tom Armijo about Mike's Painting and he said Mike is a good guy and CertiPro is another one to look at. It may be good to get another estimate to compare apples to apples. Veronica - What is the life expectancy of elastomeric paint? Alex - Freshen up around year 15 is common, but can last longer than that 20 years or so. You can repaint instead of doing elastomeric at year 15 if fading becomes an issue. Mike's painting estimate was for the entire building. Veronica – decision based on price (need to make sure they know what is involved with the parapets). Alex called Tony Marquez and he is going to give him some addresses that he did elastomeric paint on 10-15 years ago. Veronica – do we have plans to do the small apartment & tennis court as well? Alex – we didn't get an estimate for that. Some discussion about this with the result that it will most likely not be an issue and

if it is that elastomeric is inexpensive enough that we could paint the tennis court and small apartment later if desired. Tom – we need to get insurance from them. Tina – not necessary if they are licensed and bonded. Veronica – we can see what they say. She does this for city. April – concerned about cost of stucco if Mike’s painting is not a viable option. April reported that Scott said that we might be able to last another season if we do the caulking. We should parallel path this and get more confidence with the financial model in case elastomeric does not seem viable and we need to make a decision about cost of stucco. Tina – Angie’s list is free now and is an option to look for contractor reviews. Deb – concern about cost of stucco and actual income for this year. Budget was \$435,441.74 for the year. Income to date is \$285,040.32. Tom – can we just repair the parapets? So then we can make the decision next year. Melissa - Gonzales was going to do all of the parapets in the partial bid. FBA partial did not include that. We would need to repair the other parapets ourselves. Question – does the penofin need to be done before repair? Melissa – yes. Alex – Mike says no for the elastomeric paint option. Melissa is working on getting quotes for penofin from the 2 stucco contractors. Alex will call CertiPro to get an estimate for elastomeric and will get an estimate for penofin too.

Summary of Stucco Next Steps:

- Look at Angie’s list to see reviews of contractors.
 - Alex/Carl/Marty(maybe) – look at elastomeric jobs and report back
 - Melissa – get quotes for penofin from stucco contractors
 - Alex – call CertiPro to get estimate for stucco repair/paint and penofin
 - April – meet with Marty to better understand the model and inputs/assumptions
 - Aim to vote via email within 3 weeks
- Pool - had to replace swimming pool cover motor. Melissa has changed out the water. Converting pool from chlorine to bromine (safer on skin, will not produce CYA, better air quality). Estimating additional \$800/year for this. Tom – will that go into the hot tub too? Alex – no. Hot tub water is changed once a month so it won’t have the same build up problem and bromine is for indoor pools. Slated to happen soon. Dispenser should be here soon. Tom – what is testing kit for that? Melissa – same one that we have now. April – motion to accept change & ~\$800/year, Alex second, all in favor.
 - Plumbing – some fittings have higher percentage of zinc that erode away with the water that we have. Melissa thinks we only have 18 more to do. Will be cutting into hole about 18in x 18in and drywall repair. May have some photos during building construction that would help pinpoint where fittings are located. Hard to estimate how long it will take and how much disruption there will be. We don’t know if new maintenance person could do or if we need a licensed plumber. We have already replaced 3. Veronica - Big M says that he is not responsible. Melissa and Kristin Skogan have researched a class action lawsuit. Melissa will fill out what she can and Alex can fill in the blanks later – we may wait until after the repairs are made if it makes it easier to fill out. Deb – what is the biggest window without weddings? Veronica – currently whole month of November is free. Melissa – do we have October blocked off still for stucco? Veronica – yes. It is blocked off for how FBA recommended. Alex – Mike implied that there wouldn’t be a disruption. Alex – see if new maintenance guy can do it. Deb – let’s look at the class action paperwork to see if there is a requirement to use licensed plumber in order to get reimbursed. Melissa – maybe get some access panels for some of the places. Alex – let’s get an access panel to look at it.

- Low voltage – replaced an amp in the pool, mapped the system, tied the system back in so that what you see on your amps is going to what it should be going too. He said we have really good guts but they are older. He did find one to replace for now, but something to consider going forward.
- Playground – currently work stopped, wedding contract says that wedding guests can use it. April will walk with Alex and maybe Melissa to see what fixes have been completed and what is remaining. April will make a sign and we will put them up for now and talk to insurance. There was a discussion about whether to post a warning sign or close. Veronica – we have to notify the person that signed the contract for the weddings. We will have Jessica send that out in email and notify the wedding contract people. April - Motion to halt repairs on the playground and close it and put a sign that says 'playground closed' until we have an answer from the insurance on what repairs are needed to reopen. Playground not to be reopened until those repairs complete. Tom – second. All in favor.

d. Wedding Committee

- From Rishar – “Life as a Nature Pointe Wedding Coordinator” sheets were handed out. They wanted to let us know that we are getting positive comments on Facebook and Rishar is keeping up with Facebook page.
- Sending emails out to schedule next meeting.
- Had some complaints – hoping that they have been resolved. Some have been resolved but follow-up not necessarily happening. Working on getting that to happen. Cones near access road, cones on Rich & Mary Rose’s driveway. Private residence signs will be installed near Rich & Mary Rose’s property. Will re-install the couple of private property signs that have been knocked over near Buck’s property.
- Website – getting closer. April will work with website developer to get information up there.
- Handout – mediation versus SUP restrictions.

IV. Old Items

a. Website

Veronica will give April the codes and introduce April to website developer to work through transition plan.

V. New Items

a. Email Votes

- April & Tom on board now.
- Replace ice maker. Alex will talk to a supplier and will run it by before any purchases made.

VI. Next Meeting

Key topics - Stucco, Budget. Maybe emergency meeting in between.

Requirement to notify members 8-10 days before the meeting. Will decide in email and notify.

VII. Adjournment

Veronica adjourned the meeting at 8:01pm

I have read and agree with the above minutes presented at the Board Meeting:

Alex Leonard, President

Date

April Sweet, Secretary

Date

Veronica Montano-Pilch, Treasurer

Date

Debbie Leonard

Date

Tom Courtin

Date