

Nature Pointe Board Meeting

Minutes Thursday, February 16, 2017 at 5:00 p.m.

Nature Pointe Clubhouse

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

Board members not present: Tom Courtin

Members present: Tina Armijo, Martin Pilch, Wes Trudell

I. Call to Order

Alex called the meeting to order at 5:09 pm

II. Approval of Minutes

September – **VOTE:** April made a motion to approve. Alex second. All in favor.

December – **VOTE:** April made a motion to approve with the changes as made tonight. Deb second. All in favor.

III. Approval of Agenda

IV. ACC Committee

- Close to completing final review on Sanchez house.
- Plan reviews in progress for Oakey, Dean, Glenn.
- 3-4 more possible plan reviews in next 3-4 months.

V. Maintenance Committee

- Urgent item – fix water leaks from KiTec plumbing
- Pool and spa automation repair needed. Alex makes a motion to buy both CAT controllers now. Deb second. All in favor. Quote price is: \$5615.81

VI. Finance Committee

- Financial review
 - Veronica signed form that Steve needed.
 - We received report today.
 - We all need to review it and then post to website later.
 - **Question** – do we need to do a mid-year review? Veronica will ask him. We have done mid-year reviews for some past years. Mid-year review not in 2017 budget.
 - **Question** – are the net profits being added properly? Alex will ask him again if it is not in the report.
- Financial committee report
 - All are okay with it being posted to the website.
 - Discussion about HOA Management company – all okay with looking at this again. Veronica will create a comparison between the 3 companies (AAM, HomeCo, Entrust)

VII. Wedding Committee

- Wedding sales report given to board.

- Jessica is authorized to offer promotions and price discounts to make the sale.
- Veronica will ask wedding committee to revisit reservation times (from 10-10 versus 12-10).
- Veronica will ask Jessica to call and offer discount to brides who have called/toured.
- Board will revisit employee schedules and incentives for being on-call.
- Wedding Committee Meeting
 - 3 members leaving. No volunteers so far. Committee can remain intact with fewer people. Members can join committee during the year.
 - Wedding committee charter discussed. Will review and discuss via email.

VIII. Nominations Committee, 2017 board election

- 1st Letter has been sent out.
- Nominating committee – Buck Dewey, Wes Trudell, Tina Armijo
- Templates for the letters have been created and are on the Google Drive.
- Created list of members for voting – cleaned it up to make it clear for who owns the lot and is entitled to vote.

IX. Old Items

- Website – Veronica and April to meet with web developer soon.

X. New Items

- Budget
 - **VOTE:** Alex made motion to distribute the budget. Deb second. All in favor. April will send out via email and post to the website.
- Dish TV and XM radio
 - XM radio - Veronica will ask low voltage guy if we can get free radio or aux input. If we can't get something, then we won't cancel XM. Bridal parties listen to the radio while getting ready.
 - Dish TV – not all of the TVs are on free TVs. Will check to see if we can get free channels. If not, we will remove TVs or purchase DVD players. Veronica will ask low voltage guy about this too.
 - 2 week period to research both of them.
- Avenida Alegre Survey
 - In progress. Will likely take ~6 months.
- What's Happening emails
 - Alex is not getting these and it sounds like others have issues as well.
 - Deb will ask Jessica if there are people who are complaining about not receiving it.
- Outlook email account
 - Need to forward the old email address to the new one. Veronica knows how to do this.
- Cleaning company
 - Discussion about keeping current company versus new company.
 - Ask maintenance committee to give detailed list of comparison of what each cleaning service does. Alex will ask Aurora if all of the cleaning crew are employees of Feroli Granite and if they are covered by their worker's comp.
 - In the meantime, we will keep with the new service.

XI. Next Meeting

- Executive meeting 7am Saturday (if Tom is okay with that) via phone call. Veronica will send invitation for GoTo meeting.

XII. Adjournment

April adjourned the meeting at 7:08 pm

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