

Nature Pointe Board Meeting – Special

Minutes March 13, 2017 at 5:30 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: Marty Pilch, Karen Leach

I. Call to Order

Meeting called to order at 5:35 pm

II. Stucco Work

Spreadsheet with bid comparison and list of individual committee member votes was received from maintenance committee. Based on the individual votes, the maintenance committee's original recommendation was Andy's. However, Andy's added \$3k when they updated their bid to have a 5-year warranty. Mike's is now the lowest bid. Maintenance committee did not discuss again after the new quote from Andy's. Finance committee's recommendation is to go with the lowest bid. Another difference is that Mike's will do 2 coats everywhere and Andy's will do 1-2 coats as needed.

Vote: Deb makes a motion to use Mike's as our elastomeric. Tom second. Alex, Veronica in favor. April abstains (would have liked to have had an updated recommendation from the maintenance committee).

Next step: Alex will call Mike to get us on the list.

III. Road Work

Spreadsheet with bid comparison and list of individual committee member votes was received from maintenance committee. Ace quote was left off of list and is \$37k (which is about \$800 less than Star's quote). Maintenance committee has not discussed the Ace quote. All maintenance committee members (except 1) had voted for Star.

Vote: Alex motions to accept Star's latest bid for 2 coats. April second. Tom and Veronica in favor. Deb votes no (would prefer to do only one big item this year since there are income concerns).

Next step: Alex will coordinate with maintenance committee to schedule work and to have someone from the maintenance committee here for some/all of the work. We also want to make sure we send a notice to the members before work begins.

During the discussion about road work, Deb raised concerns about the wedding business and the expectation that we will receive less income from the wedding business this year than prior years. Since the discussion about the wedding business involves staff, it was decided to table the discussion until the next executive meeting. Email messages had been exchanged about the wedding business and a potential meeting to discuss the wedding business. Veronica asked that it be noted in the minutes that Alex, Deb, and Tom have not been responding to many of the email messages, including the email about a meeting to discuss the wedding business.

IV. Insurance

Veronica sent an email with details of her conversation with our Farmer's insurance agent and copied him. Farmer's will drop us in April 2018 since they did not know the extent of our wedding business.

They would not answer whether or not we are covered for our business. Veronica specifically asked if we are covered for business use of the playground and did not receive an answer. The recommendation from Farmer's is that we have our lawyer read the insurance policy to determine what is covered / not covered.

Decision: Get a quote from Cress for commercial insurance (expect to receive it in 2 weeks). Let Farmer's automatically renew on April 9, 2017, knowing that we can cancel later if needed. We will defer talking to our lawyer until we see the quotes from Cress insurance.

V. Truck

Discussion about purchasing a new truck/plow. Josh would like a pre-approved amount to purchase the truck. Alex's preference is to buy a plow in the summer time to try to get a better deal. April thought Josh's plan was to put our existing plow on a new truck. Alex estimates that 40% of the problems with the current truck/plow has been the plow so we may not want to put it on a new truck.

Alex would like to consider a county snow plow vehicle purchased at auction. Veronica and April are concerned about storage and maintenance of such a vehicle. Storage would be behind the gate at the shop with a tarp to cover it. No plan for maintenance was proposed.

There was a discussion about when to purchase the truck. If it is not purchased soon, there needs to be a plan B for recycling, extra trash, and landscaping debris.

Decision: Give guidance to Josh to purchase a new truck and plow. Guidance as follows:

- Purchase both a truck and plow. We should not plan on using our current plow since it has problems.
- Do a compression check & general pre-purchase check (should cost around \$125-\$150). Use whoever you feel comfortable with.
- The truck should not have over 150,000 miles.
- Two or more people (one of them a board member) are required to make the decision.
- Start looking now, but make sure we find one that fits our needs. Check to see what auctions are coming up as we may be able to get one cheaper at auction.
- If we need a truck for landscaping, recycling, trash, etc. before a truck is purchased, rent one from somewhere (U-haul, Home Depot, etc.).

VI. Tax return

Our accountant, Steve Sanders, asked Veronica to give her social security number. There is apparently some new law that requires the board treasurer to give this information. She said she is not comfortable with this without knowing the liability to herself and to her family. Veronica asked Sanders to look into this, but hasn't heard back yet. Alex is willing to give his social security number if that is acceptable. Veronica will ask Sanders if the board president can give his social security number instead of the treasurer. If not, we will need to look into whether or not Alex can be both president and treasurer.

VII. HOA Management Company

We had past quotes for AAM and HomeCo. We now have one for enTrust. An email was sent by Veronica earlier today that includes information on how we are going to pay for a management company.

Next steps: Schedule a meeting in early April to discuss only this.

VIII. Timeclock

Jessica and Rishar are using Toggle. Joshua is currently filling out a sheet and submitting to Krystal. Joshua is doing some work from home (research and email). We could convert Joshua to toggle. Will discuss in executive meeting later. For now, keep doing what they are doing.

IX. Cleaning service

The contract has a different company name than what we thought we were using. We would like to continue without a contract. April will send an email to Joshua about this to see if that is possible.

X. Wedding Committee Charter

Note: April makes a motion to approve wedding charter as submitted to the board for the February board meeting. Veronica second. Alex, Deb in favor. Tom abstains (not familiar enough with the wedding business).

XI. Penofin

We would like all wood exposed to sun, including bridges, clubhouse, and furniture to be treated. We would like to have maintenance committee make a recommendation. April will send an email to the maintenance committee. Would like recommendation within 60 days.

XII. Floor finishing options

Details about this were not available during the meeting and nobody could remember details. Will table this for now.

XIII. Financial review

Board will wait to discuss financial review until after we get the 4th quarter P&L. Board will approve it at future meeting. It hasn't historically been posted to the website. Krystal needs a credit card statement to close out the 4th quarter P&L. Veronica asked her to work with Jessica on this last week. Veronica will ask Krystal for an update.

XIV. HOA annual meeting

We need to plan for the meeting and to create an agenda. Will attempt to do this via email.

XV. Avenida Alegre

Progress made. Alex sent another form to surveyor.

XVI. Previous Votes

The following votes occurred outside regular board meetings:

- 1/18/2017: April made a motion to change Clubhouse fees for member events to \$6/person over 25 people. Veronica second. Tom and Deb in favor. Alex opposed.
- 1/18/2017: Deb makes motion to spend \$30k on elastomeric stucco repair. Alex second. All in favor
- 1/18/2017: April makes a motion to allow spending up to \$40k on road sealing, details to be determined later by maintenance committee. Veronica second. All in favor.
- 1/18/2017: April makes a motion to approve the budget as we discussed tonight. Veronica second. All in favor.

XVII. Next Meeting

Executive meeting 3/21/17, 5:30 pm at clubhouse

XVIII. Adjournment

Veronica adjourned the meeting at 7:30pm

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