

Nature Pointe Board Meeting

Minutes Tuesday, April 4, 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 Melissa Trudell

Members present: Wes Trudell, Tina Armijo, Tom Armijo, Patsy Spellman, Martin Pilch, Buck Dewey

I. Call to Order & Approval of Agenda

Meeting called to order at 5:36 pm

II. Selection of Officers

VOTE: Melissa makes a motion that April Sweet is Secretary, Veronica Montano-Pilch is treasurer, and Alex Leonard is president. Veronica second. All in favor.

III. Approval of Minutes

Annual Meeting Minutes

- We typically don't approve annual meeting minutes.
- Veronica will send the voting numbers to be inserted into the minutes.
- April will post to the website.

IV. Committee Reports

a. ACC Committee

People are tweaking their plans a bit. Still 5-7 homes are expected this year.

b. Finance Committee

HOA Management Companies

- We will have 3 bids for HOA Management companies. We have bids from Hoamco and EnTrust already. AAM bid is expected by the end of the week. Finance committee has started a comparison of the 3 companies.
- The comparison will highlight key differences (bookkeeping for wedding business, apartment rental management, member payments, etc.).
- Marty spent some time looking at better business bureau complaints. He applied a filter to remove member complaints such as members upset that covenants being enforced, etc.
- Bids will be forwarded to the board, but questions should wait until we have the comparison and the answers from questions that the finance committee members are already compiling.

c. Wedding Committee

Wedding committee met with Jessica and Rishar to discuss next steps for their duties.

Bridge and Wood Deck

- Recommendation from wedding committee is that the bridge and deck area should be closed until structural analysis is performed. The concern is for safety. The south support log is deteriorating due to weather and UV damage. The top third of the log is crumpling. The planking is uneven and the decking is tilting (maybe the far edge is sinking). The bridge also has a major gap in it. It looks like a few of the support beams underneath have 'gotten jarred' or 'dislodged'. There is worry about safety of the bridge and decking as well as the tripping

hazards especially in high heels. Veronica wants to go on record saying that she believes the bridge should be closed.

- The first wedding is 4/28 and then we have a 2-week break. For the bride on the 4/28, we may offer free photo booth if bridge is closed.
- There was a discussion about members helping maintenance staff. We want members to help research and get bids just not do work.
- **VOTE:** April made a motion to close the bridge and wood decking until we get a structural engineer to look at it and tell us it is safe for expected usage (30 people for a picture). Melissa second. All in favor.
- There was some discussion about how to close the bridge. If it is still closed for the first wedding, we should 'make it look pretty' so it doesn't look bad in the wedding pictures.
- Jessica will make sure that there is a smoking area for weddings while the wood decking area is closed.
- There is someone from Santa Fe who came out 18 months ago or so to inspect the bridge who may be able to come and inspect again. The report may be in the office file cabinet.

Food Permit

- Veronica is working on the food permit issue. We were told that we do not need a food permit, but they are now asking us to tell them why we think we don't need a permit.

Fire Pit

- The fire marshal deemed the wood fire pit unsafe. The propane pits will be used for weddings. We need put castors on the propane fire pits or attach dollies.
- **DECISION:** Give wood fire pit to Alex and Melissa will deliver it. No objections.
- Need to have a plan to clean or replace rocks as stuff drips on it.

Jessica is out 'sick' and is doing some work from home. She hurt her foot and is on crutches. Veronica will print her doctors note and put it on file.

Trash

- We have excess trash from weddings. Current dumpster is \$65, larger is \$110 + a \$50 delivery fee. We would need to increase the size of the dumpster fence and add 1 foot x 2 feet.
- There was a discussion about the size of our current dumpster and what size we need. Wes and Marty went to measure and we currently have a 2-yard dumpster.
- **VOTE:** Deb makes a motion to get a bigger dumpster and increase the dumpster area size, size to be determined (either 4 yd or 6 yd). Melissa second. All in favor.
- Jessica had done a trade for doing regular plates instead of paper plates. It is believed that we will still have excess trash even with using regular plates so we will table this discussion.
- Recycling – consider making enclosure slightly larger to hold a couple of recycle bins so we can recycle at least some items. Maybe have the rolling trash bins (like they have in hotels).

d. Maintenance Committee

Playground

- The inspection was completed and the board received a copy of the report.
- There was some discussion about whether or not we could keep the playhouses/forts. Alex asked if we only had the forts if it would be considered a playground. The forts were included in the inspection and there are safety issues with them as well. Some felt that it would still be considered a playground.

- **VOTE:** Melissa made a motion to remove the playground for reasons of liability and make sure that any footings are below grade. April second. Alex abstains (would like to consider keeping the forts). Veronica and Deb in favor.

KiTec

- A number of plumbers have weighed-in on this and several would not even take the job. The issue is that we don't know where the fittings are in the walls. The combination of hard water and hot water seem to make them more likely to fail. They do fail for cold water as well. We have had 3 or 4 leaks before.
- An alternative to getting them fixed would be to install leak detectors and fix as leaks occur. The recommendation would be to fix the broken KiTec connector as well as any others in the area.
- David Simmons might have a tool to find the connectors and could give an estimate. We would have to get a separate estimate for drywall.
- **DECISION:** Get quotes for areas surround Anasazi (bathroom, storeroom, janitor's closet, kitchen). No objections.
- **DECISION:** Maintenance committee will buy 4 sensors and put them up in the wet areas around the Anasazi hall. They should also come up with the process if a sensor goes off (who does it notify, who are the backups, what do people need to come in and turn off the water and electric, etc.). No objections.

Scaffolding

- Scaffolding would be used for fixing smoke beam detectors, high dusting, caulking, fixing twinkle lights, chandeliers, etc. Scaffolding takes 2 people to set up and move.
- There was some discussion about whether we would want a scissor lift instead.
- **DECISION:** Call TAS (the alarm company) to see if they can fix the fire beam detectors. Defer high dusting and caulking and defer decision on purchasing scaffolding or scissor lift. No objections.

Floors

- In the past we have used an acrylic dust free polymer on the concrete floors.
- Having the cleaning crew do it would remove it off of Joshua's plate.
- There was not agreement on whether rejuvenator should be used or the acrylic dust free polymer. The maintenance committee will discuss and make a recommendation to the board.

Cleaning Contract

- **DECISION:** There were no objections to signing it given that it does not commit us for a length of time. Melissa can sign it.

Accident log for pool permitting

- Fecal log, protocol, pool accident, contamination incidence report forms printed.
- Need to mount on the wall somewhere in the pool area with instructions for members if one of these types of incidents occurs.
- The pool Accident Report on the bottom where it says "Was a lifeguard present" and "Did attendants assist" needs to be deleted. Plus, purchase and mount a 3-tier file by the Accident Report Instruction.

Hot Water Tank

- We have a 70-gallon residential and the pressure tank is too small. We have had complaints from the renter about lack of hot water.
- There are many possible paths forward (replace the tank, replace the pressure tank, install another tank, etc.). Maintenance committee will discuss and give a recommendation to the board.

Penofin

- Mike’s Painting says they will honor their quote from 2 years ago. It is \$8745 for what is attached to the clubhouse excluding the tongue and groove of the patio ceilings or wood protected under the patios.
- **VOTE:** Melissa made a motion to have Mike’s Painting proceed with the penofining of the clubhouse for \$8745 or less (if they will do a discount). Deb second. All in favor.

Star Paving

- Contract signed. Alex will coordinate with Rishar about any information needing to be sent to the community.

V. Previous Votes

The following votes occurred outside regular board meetings:

- (3/13/17) April made a motion to approve the “NP Business Model using 2017 budget as basis” report for release to HOA members and posting to the website. Veronica second. Deb voted no. No other votes.
- (3/16/17) Veronica made a motion to get the inspection for the playground for 950.00. April second. Alex and Deb in favor.
- (3/17/17) April made a motion to approve the 3/13/17 special board meeting minutes. Veronica second. Alex and Deb in favor.
- (3/22/17) Veronica made motion to approve 1/18/17 executive meeting minutes. April second. Alex and Deb in favor.
- (3/27/17) April made a motion to purchase the HP 17Z - AMD A8 - 1080p laptop from Costco (\$499 + tax) and Microsoft Office (\$60) this Friday if a donor laptop is not found before then. Veronica second. Melissa and Alex in favor.
- (4/3/17) Veronica made a motion to accept the 3/21/17 executive meeting minutes. April second. Alex and Deb in favor.

VI. Next Meeting

May 2, 2017 5:30 at Clubhouse.

VII. Adjournment

Meeting adjourned at 7:45pm

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

Melissa Trudell

Date