

Nature Pointe HOA Meeting Minutes

Sunday, October 28, 2012, 4 p.m.

Nature Pointe Clubhouse

Board members present: Alex Leonard, President; Mark Tuttle, Vice President; Bryan Burns, Treasurer; Karen Leach, Secretary and Deborah Leonard

Staff: Star Brown, Clubhouse & Event Manager, and JP Garrett, Facilities Manager

HOA members: 35 members

I. Call to Order

Following a potluck dinner, Alex called the meeting to order at 4:30 p.m.

II. Recognition

Alex expressed thanks to our volunteers: Josie Aragon, website updates; Dale Rugge, Karate class; Steve and Rosanne Mitchell, moonlight hikes in the Sandia Mountains; Dave Ashworth, mowing weeds along the roads; Joanne Searcy, water aerobics and ballroom dancing; Vicki Burns, sewing children's playground outfits; Jeff Eschenburg, creating hiking trails in Phase 2; Sue Campbell, maintaining the roses and other flowers; Dave Campbell and Wes Trudell, providing tractors for the playground work; 18 volunteers, spreading the chips in the playground; Karen Tuttle, chef for several HOA summer events; Karen and Mark Tuttle, serving on the finance committee, helping to construct the spa cover, making pool window curtains, having their home in the Parade of Homes, which resulted in an interview for an article in Su Casa magazine (their favorite home on the Parade!); Melissa Trudell, organizing the children's Easter egg hunt; Chet Leach, serving on the ACC and assisting with the sound system for movie night; Alison Murray, providing computer assistance; Suki Tingey Bernard, donating the wooden bear at Clubhouse entrance; Vicki Burns and Rosanne Mitchell, organizing the ladies November tea; Trudy Henderson, serving on the ACC; Karen Leach, landscaping, recycling and Board Secretary; Bryan Burns, computer and IT assistance and Board Treasurer; Scott Horton, ACC and serving on the Board of Directors for 6 years.

Alex thanked managers, Star and JP Garrett; apartment renter, John Kay, maintenance assistance; contactor, Wes Trudell, snow plowing; and wedding contractors, Holly and Peter Siebert, Claudette Trudell, Jenn Costley, Brinna and Bridget Rammage and Nora McNelis.

Chet Leach thanked Alex for his incredible and dedicated service to Nature Pointe.

III. New Board Member Introduction

Mark Tuttle shared his extensive business management background and prior board experience. He explained their introduction to Nature Pointe and the reasons they purchased a lot, which included friendliness of members, sense of community, Clubhouse, and the persona of the developer, Alex, and how the development would be different place without his vision and generosity. He shared his interest in wanting to serve on the Board and his desire make a difference in the future direction of the HOA.

IV. Architectural Control Committee (ACC)

Trudy Henderson, new ACC member, explained her 20+ years serving on other ACCs and boards. She said Nature Pointe's Covenants are well written and fair, and they are similar to other community developments. The ACC is currently reviewing plans for future home constructions and one remodel.

V. New Housing Starts

Alex announced that Robin and Jeff Eschenburg are about one-third of the way finished with their home in Phase II, Metcalf's will start construction in a couple of weeks, Erik and Kristin Skogen will start in March, and Alison and Jeff Murray are in the planning stages.

VI. Project Update

Alex explained the building maintenance projects that are in progress: sealing pavement cracks, caulking perimeter of tennis court, sealing stucco cracks in parapet, cutting firewood and venting the septic system. Projects that are completed: playground, Penofin on exterior wood, hand rails on steps to the tennis court and maintenance apartment, refinished Anasazi wood floor, flag stone/wooden pathway to the west entrance of the Clubhouse to pool room, privacy curtains for pool windows to be used during events, repaired lights at front gate, spa cover (designed and built by Alex and Mark Tuttle), new safety drains in the pool, and Alex constructed fun wooden trays for members to roast smores on the back patios.

VII. Financial Reports

Bryan Burns reviewed the January - September 2012 Profit and Loss verses Actual financial report. He explained we are over our revenue budget by \$21,351.37, mostly because of the weddings that bring in 73% of our total income. Expenditures are under budget in staffing (JP is doing much of the maintenance), propane (filled the tanks in December last year), and Clubhouse supplies and grounds maintenance services (due to careful spending). To date, we have a Net Income of \$70,203. Bryan explained the need to increase our Reserve Account by more than the budgeted \$10,000. Vicki Burns asked if we have to pay income tax on the amount we transfer to the Reserve Account; Bryan confirmed yes we do. Bryan reviewed the Balance Sheet.

VIII. General Topics

Karen Tuttle announced plans for the HOA Dinner on Saturday, December 8, 5-10 p.m. The event will be semi-formal, catered by Tucanos and have a live DJ for dancing. The event is planned as a way to celebrate a good financial year, and to thank HOA members and wedding coordinators. It will be a relaxing evening with no volunteer responsibilities. Members are allowed 4 people/lot and \$10/person for additional guest.

Alex reminded members to have their guests sign in at the front lobby each time they visit the Clubhouse. He said the Board voted to allow members not to be charged for other HOA members attending their sponsored event at the Clubhouse. Mark Tuttle will provide training on the AED/defibrillator in the Wellness Center on Saturday, December 1, at 9:00 a.m. Alex said the GPS directions for finding Nature Pointe are wrong and asked if anyone knew how to

request a change in the system. Roseanne recommended having people get the written directions off our website.

Bryan said we get an average of 160 different people visiting our website daily, along with many hits. He explained that we are having computer issues primarily because of spam e-mails. He is working with our host server to correct the problem. He said if members are not getting monthly invoices or weekly "What's Happening" e-mails, let Star know. He also reminded members that quarterly financial statements and Board minutes are on our website under the Members area.

IX. HOA Member Discussion

Steve Mitchell announced that with the upcoming winter season he will volunteer to pull cars out of the snow should they need his assistance (Mark Tuttle and Wes Trudell are also available to assist). Vicki Burns asked if we could mow the weeds at the back gate for a second entrance during the winter months.

Melissa Turdell said she e-mailed a survey to gather feedback on questions/issues to 45 residents, those who are building, in the process of building, and others who frequently come to HOA meetings. She said if members have maintenance issues they should notify Star or JP, and if they have policy issues notify the Board verbally or at HOAboard@naturepointe.com. She received 30 responses and reported on the feedback.

Melissa first thanked Alex for completing a number of the items in her survey: locks on the bathroom doors to prevent children from entering the pool area unsupervised, privacy curtains for the pool windows, parking lot lights on the south side on until 10 p.m., and Clubhouse doors open until 10 p.m.

She reported that some recommended hiring a landscape contractor rather than relying on volunteer support. JP commented that some members like a natural look with wildflowers in the mounds and others prefer a more manicured look. Many suggested working together to take advantage of the free Green Waste days and adopting a section of the trail to maintain.

Feedback from the survey suggested decreasing the hours the Clubhouse is closed during weddings by allowing members to use bocce ball, volleyball, horse shoes, etc. during the weddings. Alex said he will get feedback from the wedding coordinators, and stressed the need for satisfied bride customers due to instant potential feedback on the Internet. This is especially important since 73% of our income comes from weddings and our need to increase our Reserve Account to maintain our \$5.5 million Clubhouse. Melissa Rugge asked if we inform brides that this is a HOA rather than just a rental facility; Star confirmed. Steve Mitchell said he was willing to sacrifice some closure time to generate income to keep our multi-million dollar facility in good shape and HOA dues low. Patsy Spellman (her daughter is our lead wedding coordinator) said Nature Pointe is just now establishing a reputation in the wedding community and there is a lot of competition. Melissa asked about the total number of weddings planned per year. Alex said 40, and we had 37 this year. Chet Leach said our long-term goal should be to decrease the number of weddings as more residents move into the development

and bring increased revenue. Melissa said feedback from the survey suggested that HOA events should have priority in scheduling and recommended taking the twinkle lights down in the Anasazi Hall in-between weddings so members can play basketball.

Melissa asked if members were interested in the holiday cookie exchange and caroling again this year. Interest was expressed.

Melissa's survey also addressed transparency of records, accounting for each event and inventory of supplies. Bryan explained that the quarterly financial statements are on the website, and we have quotes to do a full financial audit for \$15,000+ or a financial review for \$4,000 (a statistical sampling of our records). Bryan said we plan to have a financial review completed by the time of the spring HOA meeting. Karen Tuttle, finance committee member, said we are very conservative, fiscally responsible and she has not noticed waste when monthly reviewing our invoices. Bryan said that by reviewing our budget versus actual, we are not over spending. Trudy Henderson confirmed that all of the above is called "transparency in the financial world."

Melissa reported additional comments from the survey: rules in the Covenants need to be applied to all and ACC members need to get approval from property owners to inspect their lots (written e-mails have been sent in the past). Gary Clark cited State law #30.14.6 prohibiting someone from trespassing, which he said supersedes our Covenants. Chet Leach said signs must be posted for this to apply. Melissa said the survey asked about Board members being voted on versus appointed by the developer, and HOA members opinions are not considered on issues. Patsy said we have a competent Board and it's their job to make decisions. Trudy said this all is covered the Covenants, which everyone agreed to when purchasing a lot.

Another item was timing of the cleanup of the bone yard in Phase 2. Melissa suggested volunteer support and Tina Armijo recommended making an inventory of what's on the lot to see if others have an interest in purchasing items. Melissa also quickly mentioned other issues that have been addressed in the past: alcohol use in the Clubhouse, ATVs on roads in the development, and open/closure hours of the front gate. Alex thanked Melissa for her report. (Only the Board of Directors can take formal action on items identified in the poll. The poll will be reviewed by the Board at the December 14th Board meeting and appropriate action will be taken.). Star stressed the need for everyone to work together on the above issues.

X. Adjourn

Meeting was adjourned by Alex at 6:45 p.m.

Karen Leach, Secretary

Date