

Nature Pointe HOA Meeting Minutes

Sunday, August 21, 2011, 4 p.m.

Nature Pointe Clubhouse

Attendance

Board: Alex Leonard, President; Scott Horton, Vice President; Bryan Burns, Treasurer; Karen Leach, Secretary; and Deborah Leonard

HOA Members: 24

I. Call to Order

Alex Leonard, President, called the meeting to order at 4:30 p.m. following the potluck dinner. He thanked our volunteers: April Sweet and Rosanne Mitchell, developing the emergency telephone tree; Vicki Burns, Karen Leach and Rosanne Mitchell, planting flowers around the bocce ball court; Scott Horton, hauling green waste to the Tijeras Transfer Station; Joyce and Tom Courtin, hosting a "Wine Under the Stars" party on their lot; Dave and Sue Campbell, conducting a pie baking class and installing sun blinds in the Wellness Center; Melissa Trudell, teaching yoga; Dale Rugge, teaching weekly self defense class; Josie Aragon, updating website; Karen Leach, doing weekly recycling and weeding; Jeff Palmer, keeping Clubhouse and grounds running smoothly; and Karen Palmer, managing and organizing weddings.

Alex thanked Dave Ashworth for his service on the Board of Directors.

II. House Plans

Alex said the Architectural Control Committee (ACC) met with Kristin and Erik Skogen and Karen and Mark Tuttle to discuss and review their proposed house plans.

III. Financial Reports

Bryan Burns, Treasurer, reviewed the January-June 2011 Profit and Loss Budget versus Actual statement. Mostly our revenue/expenses are on target with our budget. The OSUG (Outside User Groups) Expense is over budget for the following Board approved reasons: marketing opportunity with New Mexico Dream Wedding, \$2,675; and patio sound wall, \$1,500 due to a noise complaint. The net income reflects a loss, however Bryan reminded us about the \$74,426 revenue carryover for 2011 weddings paid in 2010. He reported that we are in good shape.

Tony Aragon asked again about why the developer doesn't pay HOA association dues on his unsold lots. Joyce Courtin and Karen Leach explained that the developer is excluded from paying assessment dues, which is covered in the Covenants in a couple of places. Bryan Burns said the Board of Directors and lawyers agree with this interpretation of the Covenants.

Bryan reviewed the Balance Sheet as of June 30, 2011. Both statements will be placed on the website.

IV. Other Business

1. **Labor Day BBQ, Monday, 9/5:** Alex announced plans for the Labor Day potluck and party and asked for volunteer support. Members can bring family and friends, and a dish to share.

2. **Playground:** work on the playground is progressing. The lilies in the pond are blooming and look beautiful.
3. **Wellness Center Hours:** Due to member requests, the Wellness Center (exercise room) is now open on a trial basis at 3:30 a.m.
4. **Movie Night:** Alex announced plans for a Movie Night on Friday, September 30 at 7:00 p.m. on the back patio. Chet Leach will assist with set-up and asked for movie suggestions appropriate for families.
5. **Ice Cream Social:** Following the success of the last ice cream social, Alex suggested having another one in September — watch your e-mail for details.
6. **Green Waste Days:** Alex said there are two free Green Waste weeks: September 11-17 and November 13-19. He encouraged residents to continue to thin their lots, however we want to focus on the November week after the first freeze when bark beetles and other insects are dormant. There will be a \$20/load charge to participate.
7. **Future HOA Meetings:** Alex asked if members felt a need to meet at the scheduled HOA meeting on November 13. The annual HOA meeting will be held in February. Only one person expressed interest in having the November meeting.

V. HOA Member Discussion

1. **ACC Inspections:** Chet Leach reported that most residents have completed the requests made by the ACC. He said they will develop a policy for those who have not complied, including fines, amount and timeframe. He asked for input into the process and the development of a policy.
2. **Covenant Review:** Tom Courtin reported that the subcommittee, Steve Mitchell, Melissa Trudell and he, have reviewed the first four sections of the Covenants. There will be opportunity of others to give feedback. Chet Leach said the process for changing the Covenants is explained in the document and needs to be followed to ensure a positive outcome.
3. **Patio Sound Panels:** Rebecca Horton asked how the sound panels are working. Alex said it has helped, but we are encouraging wedding parties to have their music inside the Anasazi Hall.
4. **Corporate Events:** Patsy Spellman thanked Karen Palmer and Karen Leach for connecting with executive protocol staff from Sandia National Laboratories concerning corporate events. Last month we met with 8 of their staff and gave them a tour of the Clubhouse. We are now in communication with them about possible corporate training events.

VI. Adjourn

Alex moved to adjourn the meeting at 5:15 p.m.