

**Nature Pointe HOA Board Meeting**  
**Minutes Tuesday, July 11th, 2017**  
**5:30 PM**

**Nature Pointe Board of Directors: Alex Leonard, Veronica Montano-Pilch, Melissa Trudell, Debbie Leonard**

**Attendees:** Tina Armijo, Marty Pilch, Karen and Chet Leach, Mike and Leslie Bates, Gary Clarke, Patsy Spellman, Bryan and Vicki Burns, Eric Schindwolf, Cynthia Heins

**Meeting Facilitator:** Alex Leonard

- I. Call to order and approval of Agenda  
Meeting called to order at 5:36 with approval of the agenda.
- II. Approval of minutes dated May 23rd, 2017 was unanimous.
- III. Wedding Committee, no committee meeting since last board meeting but Marty provided a wedding financial analysis with charts as to wedding sales are expected to meet budget. Veronica reported that Jessica is doing well focusing only on weddings, with 10 weddings sold for 2018.
- IV. Finance Committee recommendations were provided by Marty via a report and spoke in favor of hiring Entrust HOA management for general HOA management. Marty interviewed clients of Entrust and gained positive feedback. Various scenarios to pay for Entrust were proposed. Staff changes, efficiency improvements were expected benefits of a management company. Gary and Eric spoke about potential benefits. Bryan thought that costs of a management company would be much more than expected. Cynthia suggested changing covenants to allow paying board members. Debbie voiced concern over costs and lack return phone calls (twelve) from Entrust asking for more detailed information. Alex expressed concern over much higher than quoted fees and general increases in expenses. Veronica spoke in favor of Entrust and made the motion to higher Entrust for HOA management. Melissa seconded the motion with Alex and Debbie voting no. Veronica asked what the plan was without a management company. Chet and Karen spoke in favor of a management company.
- V. Maintenance Committee, Melissa spoke in favor of having East Mountain Trash take over trash service for NP. They are able to provide a larger dumpster as well as lower cost for member weekly trash service. The Covenants require that just one trash company be utilized to avoid wear and tear on the roads. Melissa made the motion to hire East Mountain and require members to use their service and it passed unanimously.

- VI. Playground removal quotes were provided by Melissa. Alex thanked Vicki for her offer to repair just the fort/play structures; with removal of the playground equipment. Veronica stated we have already made the vote to remove playground. Alex stated if they were just play houses it would not be a playground just playhouses for kids, but liability issues were still voiced. Melissa made the motion to hire Environmental Solutions. Veronica was asked not to vote since her son owns Environmental Solutions. Debbie seconded the motion passing unanimously.
- VII. Board member vacancy was brought up and Alex stated that 2 members have asked to be considered: Buck Dewey and Jaime Cruz. Debbie suggested setting up interviews as we have done in the past.
- VIII. Next board meeting was set for August 15<sup>th</sup>, 2017.
- IX. Meeting was adjourned at 7:40pm
- X. Member discussion followed.

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Melissa Trudell, Board member

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Date

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Veronica Montano-Pilch, Treasurer

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Date

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Deborah Leonard, Board member

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Date

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Alex Leonard, President

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Date

