

# Nature Pointe Annual HOA Meeting Minutes

June 10, 2018, 4:00 p.m.

Clubhouse, 30 Nature Pointe Drive, Tijeras

Nature Pointe Board of Directors: Alex Leonard, President; Veronica Montañó-Pilch, Treasurer; Melissa Trudell, Jaime Cruz and Debbie Leonard

## 1. Call to Order & Sign-in

The sign-in sheet will be attached to the original copy of the minutes. Call to order 4:35 p.m. There were 63 Lots/Homes represented.

## 2. Board Member Elections:

- a. Introduce Candidates - All but three candidates introduced themselves and spoke about their background:  
Antonio Aragón was unable to attend but sent an email that was read aloud by the Manager.  
Tina Armijo introduced herself but did not give a speech  
Anna Burkhalter  
Shawna Chriss  
James Cruz  
Crystal Glen  
Karen Leach  
Alex Leonard  
Deborah Leonard  
Veronica Montañó-Pilch  
Eric J. Schindwolf was unable to attend  
Matt Spellman  
Melissa Trudell
- b. Call for nominations from floor there were no volunteers from the floor.
- c. Call for ballots - Ballots were collected and given to Theresa Windsor from Burt & Company CPA.

## 3. Thanks to Volunteers - Alex Leonard thanked:

- a. **Architectural Control Committee (ACC):** Constance Busheme, Scott Horton and Gordon Philips
- b. **Finance Committee:** Marty Pilch, Gary Clark, Veronica Montano-Pilch and Eric Schindwolf
- c. **Maintenance Committee:** Melissa & Wes Trudell, Buck Dewey, Kristen Skogen and Eric Schindwolf
- d. **Wedding Committee:** Veronica Montano-Pilch, Tina Armijo and Wes Trudell
- e. **Safety Committee:** not yet established
- f. **Social Committee:** Vicki Burns, Constance Busheme, Mary Deeney and Karen Leach
- g. **Close-up of Clubhouse:** Linhson Do, Dale Ruge and Eric Schindwolf
- h. **Board Members:** Jaime Cruz, Deb Leonard, Veronica Montano-Pilch, Melissa Trudell; and past Board member this past year: April Sweet
- i. **Other Volunteers:** Dale Ruge, Self Defense class; Linda Bulter, caring for indoor plants; Mike Gates, BBQ cook at events; Sue Campbell, roses; Judi

Doolittle, computer assistance; Vicki Burns, water plants, Bryan Burns, gate operation and other technical projects; Karen Leach, variety of projects; Courtney Brooks, Wedding Manager, Ray Barela, Maintenance Contractor, and Cathy Thornton and Jon McCormich, enTrust.

4. **New Housing Construction** – Gordon Philips reported:

New home construction process includes 5 steps: 1. Construction Application & Pre-Plan Submittal Meeting; 2. Pre-Design Review; 3. Final Review; 4. Actual Home Construction; 5. Final Inspection

We currently have 10 homes that are within that process: 4 are complete, which will require a Final Inspection; 5 are under Construction, 1 is in Plan/Design Review process:

**Skogen** – (Nature Pointe Drive) construction complete, needs final inspection  
**Sanchez** (Mustang Mesa Trail) - construction complete, home sold to another party  
3. **Dean** (Nature Pointe Drive) - construction still on-going, owner has taken occupancy  
**Sanchez** (Nature Pointe Drive) - construction complete  
**Glen** (Wildcat Court) - construction complete, needs Final Inspection  
**Ruhland** (Mustang Mesa Trail) - under construction  
**Oakey** (Mustang Mesa Trail) - under construction  
**Baca** (Mustang Mesa Trail) - under construction  
**Masche** (Mustang Mesa Trail) - under construction  
**Phillips** (Black Bear Court) - construction not started, still within Review process

**Architecture Control Committee Report** – Gordon continued his report:

a. Currently 9 properties undergoing improvement projects (privacy walls/fences, retaining wall, courtyard wall, invisible dog fence, driveway gate, roof solar installation, landscaping screens & vegetation, metal statue). Three projects are complete awaiting Final Inspection; 4 are in progress, 1 approved, but not yet started; and 1 still in the review/approval process.

b. Drive-thru Inspections - Cathy Thornton/enTrust reported:

She conducted a familiarization inspection drive through of the community with Alex Leonard, Developer/Board President & ACC Chair. Entrust has now taken responsibility for this role and has sent notices to residents with violations.

c. Architectural Control Committee - currently consists of 4 volunteer members:

- Alex Leonard (ACC Chair, Developer and Board)
- Scott Horton (currently residing in Atlanta and periodically at Nature Pointe)
- Constance Busheme (living part-time in FL)
- Gordon Phillips

Gordon briefed members that due to Alex's workload, Scott and Constance not being readily available in person, and Gordon resigning from the ACC in September to pursue other interests (including the construction of his NP home), the ACC is seeking 2-3 members to join the ACC.

5. **Realtor Report** - Patsy Spellman reported:

There were 3 lot sales last year and lot 77 is in the works for this year. Resale homes have an average price of \$200/square foot. She noted that many people drive through

the community before contacting her or other realtors. She said that potential buyers have expressed concern about HOA Dues increase by 30% over 9 years. Crystal Glen reported that their home will be featured in the SUCASA Magazine.

## 6. Committee Reports -

- a. **Architectural Control Committee:** Discussed under New Housing.
  - b. **Finance Committee:** Marty Pilch, Chair, gave a brief review of the challenges and opportunities for the community. He gave a longer presentation at a recent Finance Committee meeting which he said he can present to the Board and community at a later date. The report shows a 30 year projection. The Reserve Study is on the website. He indicated that the HOA dues alone will not be adequate even when the development is built out. We will always need wedding revenue to help sustain costs and lot sales are important to the equation.
  - c. **Maintenance Committee:** Melissa reported that the water catchment tanks are cracked, leaking and do not have a pump. Other needed repairs include bridge over the pond, deck and pond sluice. The road signs have been completed and new septic field has been approved. Albuquerque Pool & Spas (APS) comes one day a week to service/check the pool. Melissa is not able to continue to volunteer to check on the other days so volunteers are needed.
  - d. **Wedding Committee:** Tina Arimijo reported that 52 Outside Special Use Groups (OSUG) are allowed each year at the Clubhouse. To date we have booked 31 events with 6 cancellations due to death or breakup of wedding couples. Eight events have been booked for 2019 and 2 events for future years. We've had the 3<sup>rd</sup> highest in sales this quarter. She said Courtney Brooks, Wedding Manager, has been great to work with. Bill Hensley, member, asked about higher costs for weddings. Veronica explained that when Jessica Steele, previous Wedding Manager, gave notice we had an overlap of employees while Courtney was being trained. Courtney overall is selling higher than Jessica. She explained that Alex use to work the weddings for free, wedding staff are now employees rather than contractors so higher payroll taxes and Workers Comp, we had two Worker Comp claims. Veronica explained that per the Special Use Permit (SUP) we cannot have weddings on Sundays if it is a school night or 3 weddings per weekend. Veronica stressed the need to follow SUP and Mediation Agreement - Alex and Deb Leonard/Vista del Oro cannot be on the Wedding Committee, supervise staff or work weddings. We need to follow the SUP or Bernalillo County could pull our Special Use Permit for weddings. The County conducts annual inspections. The same is turn with the Mediation Agreement if it is not followed the HOA could be taken back into court.
  - e. **Safety & Security Committee:** Crystal Glen volunteered to start this committee. Bryan Burns, member, reported on the operations of the front gate. The 4-page Gate Operations Manual and video on how to open the gate in case of a power failure were sent to members via email and they are on the HOA website.
7. **Current Financial Reports** – Veronica asked if there were any questions about the 2017 & 2018 P&Ls and Balance Sheet. Karen Leach, member, asked about the 2018

HOA dues and why they are projected to be less than received in 2017? Bryan Burns said the financial statements need to be reported in accrual accounting vs cash and he read the statement in our Bylaws requiring this accounting system. Jon McCormick, enTrust, stated that they report via cash. Bryan and Bill Hensley asked several other questions about the finances. Jon invited Bryan to schedule an appointment at the management office where he is welcome to review all books. Cathy Thornton informed members that enTrust does not have access to all of the accounts and that some of the deposits asked about are in the bank accounts at Sandia Federal Credit Union.

8. **Board Approved 2018 Budget** – Alex Leonard stated the Board had approved the budget and reminded everyone that HOA dues increased as of May 1, 2018.

9. **Election Results** – results were announced by Theresa Windsor from Burt & Company

CPA:

1.	Shawna Chriss	90
2.	James Cruz	60
3.	Chrystal Glen	76
4.	Karen Leach	58
5.	Alex Leonard	52
6.	Deborah Leonard	51
7.	Matt Spellman	52

10. **HOA Member Discussion** – no further discussion.

11. **Adjournment** – the meeting was adjourned at 7:10 pm.