

# **Nature Pointe Board Meeting**

## **Minutes Tuesday, August 27, 2019 at 6 p.m.**

### **Nature Pointe Clubhouse**

**Board members present:** Karen Leach, President; Alex Leonard, Secretary, ACC Chair and Maintenance Committee; Shawna Chriss, Wedding Committee; Crystal Glen, Safety & Security & Finance Committee; Bill Hensley and Dave Oakey

**Members present:** Gary Clark, Buck Dewey, Mary & Tom Deeney, Sandra Hensley, Deb Leonard, Cindy & Bill Mantegna and Eric Schindwolf

#### **I. Call to Order**

Meeting was called to order at 6:06 p.m. by Karen, who welcomed members in attendance.

#### **II. Board Resignation**

Karen announced that the Board accepted the resignation of Jaime Cruz. She thanked him for his service and stated that he will be greatly missed. He has committed to continue to help with the bridge project and other future construction projects.

#### **III. Committee Reports**

##### **A. ACC**

Alex reported that Rob Carew and Amanda Franks, lot 23, will submit home plans soon. Tom asked why the ACC amount on the Balance Sheet didn't add up to increments of \$3,000 (*amount of home construction deposits*). Karen said she would check and follow up with him.

##### **B. Financial**

Karen said Marty will soon present the projected financial plan to the Board and then to the members.

##### **C. LLC**

Dave reported that the committee is making good progress. We are working with our CPA to determine tax benefits and asked him to calculate the last 2 years of tax savings. However, since he has been working on restating of our finances we put this project on hold. We will also meet with Scott Turner, HOA Attorney, once our CPA confirms tax savings. Karen thanked Dave for his tremendous effort in developing additional questions for our CPA and Attorney, which will enable us to make a final decision.

##### **D. Security**

Eric reported that we are ready to go with our 24/7 locking system at the Clubhouse. He sent an email to members reminding them that their cards will be deactivated if they haven't yet given him their key card numbers. He has validated 109 cards, updated the computer and gate database, and deactivated all other cards. He received 6 requests for new cards. Karen reported that 3 doors are not locking due to swelling because of humidity. Bill Mantegna suggested sanding the doors slight without losing heat in the winter. Eric will follow up with him and Ray Barela, Maintenance Manager.

Eric said members will need to relock the lock on the Wellness Center door after entering, and we'll need to remove the metal slide closing bar once the system is operational. He will test the shunt switches that release the locking mechanism on the front, back and Anasazi doors during events. We will notify members once the system has been checked and is fully operational.

## **E. Social**

Cindy Mantegna reported that our New Resident breakfast was a great success, the Holiday party will be Saturday, December 14, Halloween Trick or Treat for kids will be Thursday, October 31<sup>st</sup>, Trick or Drink for adults will be Friday, November 1<sup>st</sup> and the pumpkin glass blowing class will need to be rescheduled.

## **F. Weddings**

Shawna reported that we have sold 48 weddings in 2019, 35 in 2020 and 1 in 2021. Nature Pointe won 3<sup>rd</sup> in the "Best of the Burque" earlier this summer with much of the credit given to our sponsorship of the Big Fake Wedding. We received excellent exposure from this event, including mention in numerous national blogs: 100 Layer Cake, Wedding Chicks, Junebug Weddings, The Perfect Palette, HOORAY Magazine, Flutter Magazine, Ceremony Magazine, More Than Lovely, and Southern Bride," and social media coverage from every vendor that attended the show.

Courtney Brooks, Venue Director, received a number of bookings through the website so our SEO/SEM campaigns/efforts have been successful. Courtney and Shawna will meet with them when we receive the 6-month report to determine if we want to extend their contract.

Wedding staff places a large sign along Route 66 in the morning which is removed at 6 p.m. Courtney feels that the sign is showing a lot of wear and tear and should be replaced in the near future, possibly with another sign that is not as heavy.

Unfortunately, Courtney will be resigning as Venue Director at the end of December. She has been in her position for 2 years and has done an excellent job so we are sorry to see her go. A recent staff training was conducted regarding parking and crowd control during weddings. Courtney is hiring more staff for a total of 5 new staff members in the last month. Turnover is high due to the nature of part-time hours and this time of year some are returning to college. The Wedding Committee is looking for additional members so please let Shawna know if you're interested.

## **IV. Building Maintenance**

### **A. Bridge Project**

Karen reported that she, Dave and Jaime Cruz will meet with Keith, Ironclad Concepts, to discuss the final plans for the bridge repair on Wednesday, August 28. The project has been pushed back to the week of September 30 – October 4<sup>th</sup> due to the contractors busy schedule.

### **B. Clubhouse Roof Replacement**

Dave reported that we have talked with our insurance adjuster and met with their engineer, and had a follow up telephone conversation yesterday with the adjuster who gave the go ahead on the project. We are obtaining a few more quotes on different options which we will have soon. The final contractor quotes are expected to be within the insurance allowance to upgrade to TPO roof replacement. The code upgrades listed on the insurance itemization for roof insulation will not be needed since our insulation is in the attic.

## **V. Financial**

Dave made a presentation explaining the need to modify the HOA's financial statements, both substantively and in format, to satisfy the requirement under our governance documents that we prepare financial statements that comply with generally accepted accounting principles ("GAAP"). Much of the presentation focused on the change in how the depreciation of the HOA's fixed assets is being handled in the new financial statements under GAAP versus how it was handled in the

previously distributed financial materials. There was significant discussion during and following the presentation with those HOA members present. A detailed explanation of the changes, along with a draft of the 2<sup>nd</sup> Quarter Financial Statements and the reviewed annual Financial Statements for the years 2015-2018, was distributed to the HOA membership prior to the meeting. Given the significance of the changes and the time it may take for members to fully digest the distributed materials, the Board offered to have additional sessions with interested members to try and answer any questions they may still have.

Karen moved that we accept the 2<sup>nd</sup> Quarter Financial Statements and the replacement of the Annual Financial Statements for the years 2015 through 2018, Bill seconded, motion passed by unanimous vote.

#### **VI. Board Appointment**

Karen explained that according to the Bylaws the Board appoints a member to fill the open Board position until the next Annual Meeting. Dave moved that Eric Schindwolf be appointed to the Board, Shawna seconded, motion passed by unanimous vote.

#### **Election of Officers**

Karen presented the Slate of Officers: Karen Leach, President; Dave Oakey, Vice President; Eric Schindwolf, Treasurer; and Alex Leonard, Secretary. Dave moved to accept the Slate of Officers, Crystal seconded, motion passed by unanimous vote.

#### **VII. Member Questions**

Tom Deeney asked about the likelihood of selling 50 weddings by the end of the year. Shawna explained it would be difficult at this point. Buck asked how many lots have been sold since 2016. Karen said Patsy Spellman, Nature Pointe Realtor, tracks lots sold and we have reduced the number of weddings to 50/year as allowed under the Special Use Permit (SUP). She indicated that once we get to 40+ weddings we are not under pressure to sell all 50. We are allowed to have 50 weddings and 12 corporate venues. Shawna explained that it's difficult to book corporate events since we don't meet their technical needs, no breakout rooms and they prefer a retreat type of facility where they can spend the night.

#### **VIII. Adjournment**

Meeting adjourned at 7:27 p.m.