

Nature Pointe Board Meeting

Minutes Monday, September 23, 2019 at 6 p.m.

Nature Pointe Clubhouse

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

Members present: Anthony Baca, Gary & Susan Clark, Rich Cox, Buck Dewey, Mary & Tom Deeney, Judi Doolittle, Cindy & Bill Mantegna, Mary Rose Moon, Carol Oakey and Heidi Ruffner

Guests: Melanie McLaughlin and Samantha Anderson, Blue Door Realty

I. Call to Order

Meeting was called to order at 6:10 p.m. by Karen, who welcomed members in attendance, and Melanie McLaughlin and Samantha Anderson from Blue Door Realty

II. Approval of 8/27 Board Minutes

Karen called for approval of the August 27, 2019 Board minutes, which had previously been approved via email, motion passed unanimously.

III. Creation of Governance Committee

Dave reviewed the Governance Committee Charter. The purpose of the Committee would be to review the HOA's governance documents and practices and make recommendations to the Board pertaining to any changes that may be needed. In response to questions, Dave confirmed that the fiduciary responsibilities of Board members require them to act in good faith and in the best interests of the HOA. Should Board members have a conflict of interest on a topic they would recuse themselves from participating in the decision making process. The Governance Committee will have the following duties and responsibilities:

1. Review the HOA's organizational and other governing documents for compliance with current applicable New Mexico corporate law, and recommend to the Board of Directors any changes to such documents as a result of such review.
2. Review the current policies and practices of the Board of Directors and the HOA relative to the requirements of the organizational and other governing documents, and recommend to the Board of Directors any changes to such policies, practices and/or documents as a result of such review.
3. Advise the Board of Directors with respect to such other governance matters as the Board of Directors shall request from time to time.

The Committee will be chaired by Dave and committee members will be Bill and Eric. Dave explained that the Committee will later be expanded to involve other members. Dave moved to establish the Governance Committee and approve the Committee charter as distributed. The motion was seconded by Eric and passed unanimously.

IV. Presentation by Blue Door Realty Management Company

Karen explained that the Board has not been completely satisfied with the management services of HOAMCO and Board members have been researching and interviewing other management companies. We have been most impressed with Blue Door Realty and asked them to make a presentation to the community.

Melanie McLaughlin, Owner and founder of Blue Door Realty, explained that they are a local, family owned company that manages homeowners associations and condominiums in the greater Albuquerque

area. They opened in 2010 and are growing their business. Blue Door focuses on providing personal service, and communication with boards and members.

Melanie has been managing homeowners associations and condominiums for over 14 years and has worked with communities as small as 16 homes to as big as 3,500 homes. She has obtained the prestigious designation of Professional Community Association Manager (PCAM) and is one of only 6 in NM. She also has her CMCA (Certified Community Association Manager) and AMS (Association Management Specialist) designations, and believes that education and industry expertise is important so they can better serve their clients. They currently manage 20 communities and have properties with comparable assets to Nature Pointe with pools, gates, clubhouses, etc.

Melanie explained that Samantha Anderson, who would be Nature Pointe's Community Manager, obtained her CMCA certification 7 months ago, worked in the transportation business and retail sales for a number of years, and has combined her skills to become an effective Property Manager. Samantha will be at Nature Pointe twice a week, although depending upon the workload may be there more frequently or less. She will be the point of contact for members and vendors, and will handle community drive-by inspections. They will not manage or be involved with the wedding business.

Members asked a number of questions. Karen thank them for their presentation and they departed. Karen called for any further questions from members about Blue Door Realty, hearing none, Crystal moved to make a change from HOAMCO to Blue Door Realty Management Company, seconded by Bill, motion passed unanimously. Dave noted that the ultimate retention of Blue Door Realty would be subject to negotiating a satisfactory contract with them.

VII. Member Questions

Rich Cox and Mary Rose Moon asked questions about the wedding business, level of noise and trespassing issues on their property, which is adjacent to the Clubhouse. Board members explained that they are getting more involved in the monitoring of activities, parking and patrolling the property lines during the weddings. Board members responded to a variety of other questions about the wedding business.

VIII. Adjournment

Meeting adjourned at 7:40 p.m.