

**POINTE SOUTH MOUNTAIN RESIDENTIAL ASSOCIATION**  
**BOARD OF DIRECTORS MONTHLY MEETING**  
Pointe South Mountain Resort

Meeting Minutes of October 9, 2003

The Board of Directors present:     John Benedick  
  Kay Hatch  
  Barry Smith  
  Ryan O'Connell  
  Dave Harp  
  Sunny Lee  
  Fred Huff

City Property Management Company:   Bernadine Wright, Association Administrator  
  Brian Lincks, Vice President

Recording Secretary:                 Paula A. Ripp

**CALL TO ORDER**

John Benedick called the meeting to order at 7:00 p.m.

**FUTURESCAPES LANDSCAPING**

Mark of Futurescapes Landscaping Company, present to discuss outstanding issues and follow up on landscaping service.

Mark inspected the community on October 8, 2003 and submitted photos of improved areas over the last month.

Mark updated the Board members with the following issues: broken sprinkler heads, malfunctioning valves, and broken main line on 48th Street.

Mark will check the warranty for the plant material near 4928 E. Siesta Drive for replacement.

Mark to check for adequate water supply and new plant material near the gate or have existing plants trimmed.

Mark and the Board members discussed bids that were submitted, i.e. converting one of the wash areas to desertescape.

Bernie will obtain another bid for the second wash area.

The Architectural Control Committee, Futurescapes and interested Board members are to walk the wash areas for resolution.

**RATIFICATION OF MINUTES**

Fred Huff made a motion, seconded by Sunny Lee, that the following resolution be adopted:

RESOLVED that the minutes of the Board of Directors of the Association held September 11, 2003 is a true and accurate record of the meeting and is hereby ratified.

The motion was carried and the resolution adopted by a unanimous affirmative vote.

**TREASURER'S REPORT**

Barry Smith reviewed the financial report.

The Court Homes operating account balance is \$525,190.00 and expenses are estimated at \$20,000.00.

The Common Area operating account balance is \$425,389.00 and expenses are inline with budget projections.

Bernie will attempt to obtain the updated RDA Study for the next Board meeting in November.

Fred Huff made a motion, seconded by Dave Harp, that the following resolution be adopted:

RESOLVED that the financial report for the period ending August 31, 2003 is accepted as presented.

The motion was carried and the resolution adopted by a unanimous affirmative vote.

**MANAGEMENT REPORT**

The Board of Directors discussed the "No Overnight Parking" CC&R Amendment and the parking issue.

The Board of Directors discussed the pros and cons of the proposal from Arizona Parking Solutions. If a homeowner is in violation of the parking rule, then the homeowner is to be notified that they will have "X" number of days to bring the violation into compliance before receiving a fine.

Bernie is to have the "No Parking" stenciling removed from the curb on 48th Street and contact a towing company to post their company tow-a-away contact information.

Bernie will send a letter to all the homeowners in that vicinity reminding them there is a "No Parking" policy.

Bernie will check with Tony Rossetti of Water Submetering Systems (WSS) regarding reimbursement of the submeters in the common areas as promised with the execution of the water submetering contract.

The Board of Directors discussed the court home carport enclosure project. Ryan submitted his letter for review, which indicates a special assessment.

Barry suggested having the homeowners submit an architectural request to enclose the carport, thus eliminating the special assessment.

Bernie to obtain a legal opinion from Lynn of Ekmark & Ekmark for the proper method of homeowner payment and if the association can maintain the carports, excluding the garage doors.

Bernie will obtain a legal opinion regarding assessments and if a 2/3 vote can be restricted to each cluster or if it will include the association as a whole.

The Board of Directors reviewed the bids submitted to replace the gate and wrought iron at the Vantage Pool.

Dave Harp made a motion, seconded by Fred Huff, that the following resolution be adopted.

RESOLVED to have TOMCO replace the current fence with a 72" wrought iron fence topped off with spikes and an inside/outside latching guard on the gate at the Vantage Pool not to exceed \$6,000.00.

The motion was carried and the resolution adopted by a unanimous affirmative vote.

#### **OLD BUSINESS**

Water Submetering: The Board of Directors discussed budgeting issues between the different water groups including a quarterly budget review to allow for homeowners to join the metered group after the deadline.

The Board of Directors discussed the direction they need to take in order to complete the project.

Sunny will draft a reminder letter that will be mailed to the Gosnell homeowners.

A water submetering meeting is scheduled for October 28, 2003 at 7:00 p.m. Tony Rossetti of Water Submetering Systems (WSS) will be invited to the meeting to answer any homeowner questions.

#### **NEW BUSINESS**

The Board of Directors discussed the Courtesy Patrol's request to increase the current pay by \$3.00 per hour to \$25.00 per hour. The Board of Directors will review the increase and inform the Courtesy Patrol of their decision.

The Board of Directors reviewed the bid submitted by McKeon's Tree Service.

Barry Smith made a motion, seconded by Fred Huff, that the following resolution be adopted.

RESOLVED to accept the bid submitted by McKeon's Tree Service in the amount of \$15,680.00 to trim the palm trees.

The motion was carried and the resolution adopted by a unanimous affirmative vote.

Solar Lights: Ryan suggested installing a few lights for testing purposes. Barry suggested the lights be installed in one of the Board member's yard for first hand knowledge.

Brian offered his opinion regarding solar lights and feels they would not be cost effective for the association due to the short-term life.

All other business: CC&R Amendment, Court home issues, 2004 budget and Hospitality Committee will be tabled to the October 28, 2003 meeting.

#### **ADJOURNMENT**

There being no further open session matters to discuss, the Board of Directors adjourned the meeting at 10:50 p.m. The next meeting will be October 28, 2003.

Respectfully submitted,

Paula A. Ripp  
Recording Secretary