

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

Meeting Minutes of October 28, 2003

The Board of Directors present: John Benedick
 Kay Hatch
 Dave Harp
 Sunny Lee
 Fred Huff

The Board of Directors absent: Barry Smith
 Ryan O'Connell

City Property Management Company: Bernadine Wright, Association Administrator

Recording Secretary: Paula A. Ripp

CALL TO ORDER

John Benedick called the meeting to order at 8:39 p.m.

HOSPITALITY COMMITTEE

Scott Thornock requested to be on the Hospitality Committee. The current Chairperson will contact Scott.

WATER SUBMETERING

The Board of Directors discussed the homeowner "pool", which will consist of all homeowners who choose not to install their own (sub)meter. The Board members discussed how to charge the pool and how to separate and charge those on shared meters.

Bernie is researching the number of shared meters.

The deadline is October 31, 2003; however, the Board has decided to extend a grace period of 10 - 15 days. All homeowners are to let Bernie know if they plan to install a (sub)meter.

John will ask Tony Rossetti about the following homeowner concerns: use of licensed contractor, Pointe South Mountain Homeowner Association insured on the Fidelity Bond, reimbursement of island submeters.

The Board members discussed Tony Rossetti's contract. John will ask Tony about the following contract concerns: \$75.00 fee to reestablish water service for non-payment, 90-day cancellation notice and fee clarification, specific day/time for meter readings, and billing and warranty to the homeowners.

VANTAGE POOL

Sunny Lee made a motion, seconded by Kay Hatch, that the following resolution be adopted.

RESOLVED to replace the Vantage Pool fence with a 5' high wrought iron fence topped off with spikes, with a decorative embellishment and inside/outside latching guard on the gate not to exceed \$7,150.00.

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

The Architectural Control Committee must approve the fence/gate prior to project commencement.

LIGHTS

Bernie is to contact the person who completed the Pointe South Mountain Resort's lights and obtain an updated bid to do the association's lights.

ADJOURNMENT

There being no further open session matters to discuss, the Board of Directors adjourned the meeting at 10:25 p.m. The next meeting will be November 13, 2003.

Respectfully submitted,

Paula A. Ripp
Recording Secretary