

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

Meeting Minutes of November 13, 2003

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

The Board of Director absent: 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 8:15 p.m.

RATIFICATION OF MINUTES

Fred Huff made a motion, seconded by Kay Hatch, that the following resolution be adopted:

RESOLVED that the minutes of the Board of Directors of the Association held October 9, 2003 is a true and accurate record of the meeting and is hereby ratified as corrected.

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

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

RESOLVED that the minutes of the Board of Directors of the Association held October 28, 2003 is a true and accurate record of the meeting and is hereby ratified as corrected.

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 \$556,377. The approximate year-end reserve is \$500,000.00+.

The Common Area operating account balance is \$516,927.00. The approximate year-end reserve is \$260,000.00+.

The Reserve Data Study to be available at the next monthly Board meeting.

MANAGEMENT REPORT

Carport Enclosures: Each individual homeowner can request through the Architectural Control Committee approval for carport enclosures and pay for individually.

The Board of Directors reviewed the wash bids submitted by the landscape company.

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

RESOLVED to modify the 48th Street wash bid to clean out the washes to include removal of all dead plant material and dead debris not to exceed \$500.00.

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

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

RESOLVED to modify the Winston to Caldwell Street wash bid to clean out the gutters and delete the cutting of oversized bushes not to exceed \$1,000.00.

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

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

RESOLVED to install 75 feet of drainage pipe and fill in not to exceed \$1,200.00; however, Bernie will research for a lower bid.

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

WATER SUBMETERING

Tony Rossetti will install another type of submeter for any unsatisfied homeowner. There will be a two-year written guaranty and all future plumbers will be licensed.

The Board members discussed Tony Rossetti's contract. Tony's actual purpose is to read the meters. Bernie will follow up with obtaining a certificate of insurance.

Additional contract items to obtain clarification are as follows:

1. Fidelity Bond in the amount of \$100K or at least the amount of contract
2. To have added to the contract material breach
3. Non-performance of warranty
4. Add homeowner's association as an additional insured
5. Add the reading of the submeters is to coincide with the city reading of meters

The Board of Directors will have until Tuesday to review for modification.

Bernie will contact the city regarding the city's fee for turning over to the homeowner's association and if there will be a start up sewer fee charge.

The Board of Directors discussed issues regarding the homeowners who will not be metering their home. The Board of Directors agreed to put all non-participating homeowners into a pool.

Dave will write a letter to all homeowners who have not installed a meter at this point.

CC&R AMENDMENT

The Board of Directors discussed how to obtain the last water bill payment from homeowners who sell their home. Lynn of Ekmark & Ekmark suggests adding to the Disclosure Package that goes to the title company.

Amendment corrections - change all monthly to periodically.

Sunny will contact Lynn for clarification regarding the refinance paragraph and the water bill deposit.

The Board of Directors reviewed the letter drafted by Barry regarding the water assessment. The letter will be mailed to all homeowners by November 21, 2003.

2004 BUDGET REVIEW

Barry Smith made a motion, seconded by Kay Hatch, that the following resolution be adopted:

RESOLVED to approve the 2004 Budget as presented.

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

VANTAGE POOL

The Architectural Control Committee declined the wrought iron fence around the Vantage Pool. Sunny will discuss the fence approval with the ACC.

John suggests that due to safety purposes the fence needs to be replaced as soon as possible.

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

RESOLVED to install a 5-foot black wrought iron fence at the Vantage Pool not to exceed \$6,000.

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

COURTESY PATROL

The Board of Directors reviewed Sunny's concerns regarding the courtesy patrol.

The courtesy patrol has requested an increase from \$22.00 per hour to \$25.00 per hour.

Dave Harp made a motion, seconded by Barry Smith, that the following resolution be adopted.

RESOLVED to approve the courtesy patrol's requested salary increase to \$25.00 per hour subject to a change in hours of 8 p.m. to 3 a.m. or 9 p.m. to 4 a.m.

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

CODE OF CONDUCT

The Board of Directors will sign off on the code of conduct at the next regular board meeting in January 2004.

LIGHTS

Bernie will research whom the Pointe Resort is now using to replace the lights.

MONTE WAY POOL

Barry Smith made a motion, seconded by Dave Harp, that the following resolution be adopted.

RESOLVED to approve the installation of a new pool heater with propane in the amount of \$5,000.00.

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

ANNUAL MEETING

The annual meeting will be December 11, 2003. The new Board of Director tally will be held on December 8, 2003.

ADJOURNMENT

There being no further open session matters to discuss, the Board of Directors adjourned the meeting at 11:28 p.m.

Respectfully submitted,

Paula A. Ripp
Recording Secretary