

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

Meeting Minutes of January 13, 2004

Directors present: Fred Huff, President
Sunny Lee, Vice President
Dave Harp, Treasurer
Kay Hatch, Secretary
Frank Frangul
Mike Harris
Ryan O'Connell

City Property Management Company: Renee Gordon, Association Administrator
Patty Garman, Senior Manager

Recording Secretary: Paula A. Ripp

CALL TO ORDER

Fred Huff called the meeting to order at 7:08 p.m.

ORGANIZATION OF OFFICERS

Kay Hatch made a motion, seconded by Mike Harris, that the following resolution be adopted:

RESOLVED to nominate Fred Huff as President.

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

Frank Frangul made a motion, seconded by Ryan O'Connell, that the following resolution be adopted:

RESOLVED to nominate Sunny Lee as Vice President.

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

Kay Hatch made a motion, seconded by Ryan O'Connell, that the following resolution be adopted:

RESOLVED to nominate Dave Harp as Treasurer.

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

Ryan O'Connell made a motion, seconded by Dave Harp, that the following resolution be adopted:

RESOLVED to nominate Kay Hatch as Secretary.

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

RATIFICATION OF MINUTES

The corrections to the November 13, 2003 minutes will be made and forwarded to CPMC.

Mike Harris 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 November 13, 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

Dave Harp reviewed the November 2003 financial report.

The Board of Directors discussed the RDA Study. Renee will invite the owner of Reserve Data Analysis to a Board meeting to give a presentation and answer questions regarding the study.

OLD BUSINESS

John Benedick requested to be placed on the agenda to discuss old landscape issues.

Mike Harris made a motion, seconded by Ryan O'Connell, that the following resolution be adopted:

RESOLVED to approve John Benedick's request to discuss old landscape issues.

The motion was carried and the resolution **denied** by a three to four vote.

NEWSLETTER

The Board of Directors discussed the pros and cons and costs of a newsletter.

A suggestion was made to place it on the website in order to save costs.

NEW BUSINESS

The Board of Directors discussed the drainage pipe motion made in November 2003.

Mike Harris made a motion, seconded by Frank Frangul, that the following resolution be adopted:

RESOLVED to rescind the motion made in the November 13, 2003 minutes approving the drainage pipe installation. Renee is to obtain a lower bid.

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

The Board of Directors discussed painting the lights.

Ryan O'Connell made a motion, seconded by Kay Hatch, that the following resolution be adopted:

RESOLVED to approve the American Handyman bid in the amount of \$4,980.34 to repair and paint all lights Navajo White.

The motion was carried and the resolution adopted by a six to one vote. Mike Harris voted NO because it could be done for far less.

MANAGEMENT REPORT

City Property requested check-signing authority when Board members are not available. The Board of Directors will retain check-signing authority in the following order: Dave Harp, Fred Huff, Sunny Lee, and Kay Hatch.

Renee requested the authority to have funds moved from Smith Barney to the operating account when Board members are not available. The Board of Directors denied the request.

Renee obtained a bid from Arizona Parking Solutions in the amount of \$500.00 per month to enforce the parking at The Pointe South Mountain Residential Association.

Frank will research exactly what the duties are for the current courtesy patrol.

Dave Harp made a motion, seconded by Mike Harris, that the following resolution be adopted.

RESOLVED to accept the contract with Arizona Parking Solutions, option one, for a three-month trial basis in the amount of \$450.00.

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

Mike Harris made a motion, seconded by Dave Harp, that the following resolution be adopted.

RESOLVED to amend the previous motion to include reducing the courtesy patrol's hours by \$450.00. Renee will contact courtesy patrol for feasibility of reducing the hours.

The motion was carried and the resolution **denied** by a majority vote.

Frank Frangul made a motion, seconded by Dave Harp, that the following resolution be adopted.

RESOLVED to have Frank research by end of week courtesy patrol's ability to tag vehicles.

The motion was carried and the resolution adopted by a majority vote. Mike Harris voted NO.

Carport Enclosures: Renee will obtain a letter from the city regarding access to enclosed carports to read the (electrical) meters.

The Board of Directors tabled Ace Asphalt proposal for stress cracks.

The Board of Directors discussed the unsatisfactory work by Futurescapes in cleaning out the washes. Renee has been instructed to withhold payment until completed satisfactorily.

The Board of Directors will inspect all future work prior to authorizing payment.

Renee is to follow up with Futurescapes regarding the washes, flowers at the gate area, and plant material on Siesta and Hazel.

Renee requested each Board members priorities. The Board members listed the following: landscape issues with Futurescapes, courtesy patrol, lights, tiles on monuments, CC&R enforcement, vendor contracts, mold at the Euclid pool restroom, safety signs at the pools, insurance, court home maintenance, and Vantage pool cabana.

Code of Ethics: Sunny suggested tabling for further research of other Code of Ethics.

Renee mentioned that Brian Lincks said the Code of Ethics mirrors the Bylaws.

The Court Homes reserves/maintenance will be discussed at the February 3, 2004 meeting at 7:00 p.m.

ADJOURNMENT

There being no further open session matters to discuss, the Board adjourned the meeting at 9:23 p.m.