

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

Meeting Minutes of February 10, 2004

Directors present: Fred Huff, President
Dave Harp, Treasurer
Kay Hatch, Secretary
Frank Frangul
Mike Harris
Jane Karkosky

Directors absent: Sunny Lee, Vice President

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 7:16 p.m.

ARIZONA PARKING SOLUTIONS

Mike Gannon of Arizona Parking Solutions presented his company's service to the Board members. Mike explained the process of issuing warnings, citations and notification of violating the parking rules and regulations of the Pointe South Mountain Residential Association. The company is able to immobilize vehicles.

The hours are 8:00 p.m. to 5:00 a.m. or if the Board members wish to change the hours, Arizona Parking Solutions is flexible. The company routinely visits the community three to four times nightly.

The management company will receive a weekly report with citations issued to residents within the community.

Mike explained the payment options and collection process once a citation has been issued.

NEWSLETTER

Barbara Hanser gave the history of publishing the newsletter, which is distributed quarterly.

Barbara requested that the website be updated to include previously approved minutes.

RATIFICATION OF MINUTES

The corrections to the January 13, 2004 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 January 13, 2004 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 requested changes to the special minutes of February 3, 2004 regarding parking enforcement and towing.

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

RESOLVED that the minutes of the special Board of Directors meeting held February 3, 2004 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.

ARCHITECTURAL CONTROL COMMITTEE MINUTES

The Board members reviewed the minutes from the last Architectural Control Committee meeting.

TREASURER'S REPORT

The financial report for December 2003 is tabled.

WATER SUBMETERING

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

RESOLVED that the Association reimburse the owner of 9033 S. 47th Place (Lot 150) \$162.15 for the installation of an unnecessary submeter since the city meter is not shared with the understanding that the submeter will be read as corroboration of its accuracy with the city meter.

The motion was carried and the resolution adopted by Mike Harris, Dave Harp, Fred Huff and Jane Karkosky voting in favor and Kay Hatch and Frank Frangul opposed.

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

RESOLVED that the Association credit back 9246 S. 50th Street (Lot 1949) for its \$222.00 first quarter water assessment in recognition of a completed installation of an unshared city water meter for which they will get the city water bill directly.

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

Mike Harris made a motion, seconded by Jane Karkosky, that the following resolution be adopted.

RESOLVED that the Association credit back 9240 S. 50th Street (Lot 1948) for its \$222.00 first water assessment and also credit the account \$27.26 once it assumes getting the city water bill directly. Charge the account half of the city bill for January usage and the full amount of any city bill thereafter until the account assumes getting the city water bill directly.

The motion was carried and the resolution adopted by a majority vote; Frank Frangul abstained from voting.

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

RESOLVED that the Association credit back \$27.26 to any of the 159 accounts noted with a "Y" in the "Final" column of the spreadsheet submitted by Mike Harris, which have not already been reimbursed. These represent accounts that made the transition to direct billing of their city water meter smoothly and on time. The Association will credit back \$27.26 for the five accounts noted with an "L" in the "Final" column of the submitted spreadsheet if they have not already been reimbursed; however, the accounts will be charged the noted amount for billings after the designated transition date.

The motion was carried and the resolution adopted by a majority vote; Kay Hatch abstained from voting.

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

RESOLVED that the Association credit back \$27.26 for the accounts for lots 19 and 148 once they assume getting the city water bill directly. Charge the account the full amount of the city bill for January usage and the full amount of any city bill thereafter until the accounts assume getting the city water bill directly.

The motion was carried and the resolution adopted by a majority vote; Kay Hatch abstained from voting.

Mike Harris made a motion, seconded by Jane Karkosky, that the following resolution be adopted.

RESOLVED that the Association credits back the \$600.00 for average water charges to the current owner for lot 1884 and the previous owner for lot 1806.

The motion was carried and the resolution opposed by a majority vote. Mike Harris voted in favor of the motion. Fred Huff, Jane Karkosky, Dave Harp and Frank Frangul voted against the motion. Kay Hatch abstained from voting.

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

RESOLVED that the Association fully credit the three accounts noted with a "Z" in the "Final" column for any payment they have made directly to the city for their city meter bill based upon copies of the city bills and reassume receipt of the city water bill. The Association also respectfully requests that City Property Management credit the association the \$27.26 cost for reassuming receipt of these city water bills. Note that this motion is based upon these accounts along with their neighbors remaining in either the submetering billed group or the pool average group. If they along with their neighbors have an agreement such as the two accounts at 9037 and 9040 S. 47th Place, then they must notify the association so that the appropriate recalculations can be made.

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

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

RESOLVED that the Association is setting 5 PM on February 27, 2004 as the deadline for which the second quarter pool average water assessment will be determined.

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

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

RESOLVED that the Association provides differential billing for the month of January and regular billing thereafter for the nine residences that had a submeter installed after January 2, 2004. Unfortunately they were installed after the initial first read date of January 2, 2004; however, the residence with which they share a city meter has a submeter, which was installed in time.

The motion was carried and the resolution adopted by a majority vote. Frank Frangul voted against the motion.

The following motions are tabled for further research/discussion:

Mike Harris made a motion:

RESOLVED that the Association keeps 71 residences in the pool for a calculated average water assessment of \$84.27/residence/month (\$252.82/residence/quarter).

Mike Harris made a motion:

RESOLVED that City Property Management makes the necessary adjustments to the accounts for the affected lots based upon the previously passed motion. Note that the original budget was based upon 64 residences in the pool for a calculated average water assessment of \$74/residence/month. See attached. For clarity, it is recommended that the 64 accounts show a credit of \$222.00 for the original first quarter water assessment and the correct accounts are charged the newly determined first quarter water assessment based upon the previously passed motion. Note that two accounts will already show the \$222.00 credit based upon the passing of motions 2A and B.

Mike Harris made a motion:

RESOLVED that the Association does its own water submetering billing per submitted method.

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

RESOLVED that the owners of the following lots be notified that they will receive due credit calculated from actual water usage for the desert landscape cul-de-sac common area watering off of the city meter for which they are paying this year:

Lot 1834 - 4834 E. Monte Way for water measured by irrigation meter #20 - 58510377
Lot 1825 - 5018 E. Vaughn Drive for water measured by irrigation #21 - 59034861
Lot 1905 - 5050 E. Paseo Way for water measured by irrigation meter #23 - 59034856

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

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

RESOLVED that the following small credits be given this year to the following lots for some very minor common area watering off of their submeter for which it does not currently make sense to install another common area irrigation meter:

\$5 to Lot 5 - 4717 E. Caldwell Street for watering outside wall along 48th Street
\$5 to Lot 6 - 4720 E. Winston Drive for watering outside wall along 48th Street

Note: A long-term solution is being evaluated which includes adding irrigation to the wash between these residences from the existing irrigation meter in the Winston cul-de-sac.

\$5 to lot 78 - 8650 S. 48th Street for watering outside wall along 48th Street
\$5 to lot 79 - 4740 E. Euclid Street for watering outside wall along 48th Street

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

LIGHTING

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

RESOLVED that the Association approves the bid from Central Plastic & Rubber Co., Inc. for \$37.81 plus tax per light fixture for a total of 55 fixtures including the prototype already installed in front of the Euclid pool.

The motion has been tabled for further research.

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

RESOLVED that the Association removes the two lights without power on the north side of the Point East Parkway bridge at Guadalupe after receiving written confirmation from the Resort that they do belong to us.

NOTE: Resort claimed them as theirs and removed them.

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

The Board of Directors discussed the work completed and the invoice in the amount of \$240.00 +/- by Paradise Enterprises for the temporary fix to the hot tub timer, which did not correct the problem. Paradise Enterprises submitted a bid in the amount of \$640.00 to repair the timer correctly.

Renee obtained a bid from Prince Electronics to repair/replace the timer.

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

RESOLVED to approve the bid submitted in the amount of \$500.00 by Prince Electronics to replace the hot tub timer.

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

The Board of Directors discussed terminating the services of Paradise Enterprises and denying payment of the \$240.00 +/- invoice.

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

RESOLVED to deny payment of the invoice and terminate service.

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

OLD BUSINESS

The water submetering contract with Tony Rossetti will be tabled to the next meeting.

Renee received a response from SRP regarding the carport enclosures. Per SRP they must retain unhampered access to the meters, however a master key would be feasible.

Nautilus said they would poll the homeowners to determine the actual interest in enclosing the carports.

Renee is to obtain a more specific bid for the drainage pipe to include a 15" wide, 12" deep trench to fill with a 6" PVC at the bottom and fill with pea gravel.

NEW BUSINESS

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

RESOLVED to replace the drywall near 4940 Siesta in the common area, 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 unanimous affirmative vote.

Renee is to obtain a bid for the cracked step near a carport where a tree has uprooted the concrete and growing under the house.

MANAGEMENT REPORT

The Board of Directors discussed and compared the current property insurance coverage and deductible and the bids submitted to Renee.

The Board of Directors discussed and compared the current umbrella policy and the bids submitted to Renee.

Patty Garman suggested researching each policy in detail to determine the actual amount of coverage the Pointe South Mountain Residential Association should have. Renee will contact Farmers regarding additional insurance carriers for the umbrella policy.

The insurance policy renewal is February 22, 2004. This issue is tabled to the next meeting.

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

RESOLVED to appoint Suzie Moore to the Architectural Control Committee.

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

ADJOURNMENT

There being no further open session matters to discuss, the Board adjourned the meeting at 10:18 p.m.