

POINTE SOUTH MOUNTAIN RESIDENTIAL ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
City Property Management Company

Meeting Minutes of May 18, 2004

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

Directors absent: Jane Karkosky

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

Recording Secretary: Renee Gordon

Guest: J.P. Perry, Rooftop Consultants

CALL TO ORDER

The meeting was called to order at 6:30 p.m.

COURTHOME ROOFING

Following is a summary of courthome units and buildings:

Gosnell Units (3 per building)	300	100
Capistrano Units (3 per building)	84	28
Capistrano Units (2 per building)	18	9
Developed in 2004/2005	3	1
# Court Home Units and Buildings	405	138

J.P. Perry gave overview of DURO-LAST material and Single Ply material. All prices include A/C contractor pulling and removing units prior to roofing and then replacing units.

Reference in Valley?

J.P. Perry does not recommend installing over foam roofs at this time. Foam roofs appear in good condition.

Rob (Competitive Roofing) to water test and check out Gail Despain's unit (8805-2 48th Street) which is under SPI warranty.

J.P. Perry (Rooftop Consultants) had submitted an invoice for \$555.00 corresponding to the \$450 consultant fee and checking/supervision of 3 roof repairs (, ,) at \$35 each as approved at the April 6, 2004 special meeting.

Dave Harp made a motion, Sunny Lee 2nd motion, and all voted in favor of approving payment of \$555.00 invoice.

J.P. Perry to check out Siesta and Euclid pool roof tiles.

ORGANIZATION OF OFFICERS

Dave Harp made a motion, Frank Frangul 2nd motion, and all voted in favor of nominating Kay Hatch to be President as of Fred Huff's resignation effective June 1, 2004.

ADJOURNMENT

Mike Harris made a motion, Dave Harp 2nd the motion, and all voted favor to adjourn the meeting at 8:45 p.m.