

**POINTE SOUTH MOUNTAIN RESIDENTIAL ASSOCIATION
BOARD OF DIRECTORS MEETING**

Pointe South Mountain Resort Hotel

Meeting Minutes of June 8, 2004

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

Directors absent: Sunny Lee, Vice President
(1 open seat as a result of Fred Huff's resignation effective 6/1/04)

City Property Management Company: Renee Gordon, Property Manager
Brian Lincks, Vice President

Recording Secretary: Sandra Lind

OPEN COMMENTS (6:30 - 7:30 p.m.)

Pat Parnell, Hazel Drive raised the question whether parking on the street is being monitored as she has seen cars parked on her street day and night. Renee Gordon will call APS to tag them this evening and have them towed tomorrow. **Note:** No towing policy had been approved by board yet. See below.

Carol Bradley, 4944-2 E. Siesta stated her roof is leaking and asked when would it be fixed? The Board directed Renee to contact SPI regarding the warranty and if there is no response, have Rob fix the problem.

Susan Somerville appealed a denial by the Board to reimburse her for double payments she has made on her water bill for the past six years. It was explained that the State of Arizona only has a two-year statute on liability claims. The Board will revisit the issue one last time at the next meeting. **Note:** Mike Harris pointed out that the two-year statute raised applies to construction claims, not this case.

Susie Moore would like the Association to fix her outside garage frame that includes the weather stripping, as it is deteriorated. The Board and Management will review the CC&Rs for clarity on whether the Association is responsible for repair and/or replacement.

Collette Mathe, Court Home received a violation letter for Cat's Claw that has been growing on her lot before she moved in. The CC&Rs do not allow it and the Board is getting ready to approve a painting bid that would require removal of the vine anyway. Ms. Mathe will remove it and the Association will do some touch up painting until the unit is completely repainted. Ms. Mathe requested her torn awnings be replaced at 8857-2 48th Street. Management will see it gets done. One other issue Ms. Mathe brought up was regarding theft in the area and whether installing gates would be possible. The Board responded by saying it would require an approval by 2/3 of the homeowners and Dave Harp plans to pursue the matter in the fall.

Tyler Thompson, Court Home would like the area he lives in painted and the upper south pool cleaned up and revamped as there are large overgrown trees in the area. The Board stated Palms are scheduled to be trimmed at the end of this month and the other trees in the community are going to be trimmed on a priority basis moving toward the goal of doing trimming annually, on a rotating basis. Revamping of the pool area is not currently scheduled but will be done at some point. A plan for painting in the community is in progress and will be done in phases.

CALL TO ORDER

With a quorum present, President Kay Hatch called the meeting to order at 7:31 p.m.

RATIFICATION OF MINUTES

The minutes of the May 11, 2004 meeting were submitted for review. Mike Harris made a few corrections:

- Under Ratification of Minutes: change "March 9" to "April 13"
- Under Treasurer's Report: correct spelling (remove second "e") of the word "premium"
- Page 3 of packet (page 2 of minutes): replace the word "always" with "often"
- Under New Business: correct the word trail to read trial

MOTION by Mike Harris, second by Dave Harp to approve the May 11, 2004, minutes as amended. The motion unanimously carried. Note: Mike Harris has subsequently found additional errors that have been corrected in his minutes.

The minutes of the May 18, 2004 SPECIAL meeting were submitted for review. These minutes were very rough and brief. **MOTION** by Mike Harris, second by Dave Harp to approve the May 18, 2004, minutes as presented. The motion unanimously carried. Note: Mike Harris has subsequently found errors that have been corrected in his minutes.

U.S. POST OFFICE PRESENTATION

Diane, with the U.S. Post Office, presented maps to the Board for proposed locations of the new high security, theft-free mailboxes. After review, the Board decided they would like more boxes at more locations. Renee Gordon and Jane Karkosky will meet with Diane to do a walk-through and indicate the changes they would like, to assure convenience to the homeowners and avoid potential traffic issues.

FRAZEE PAINT

Kimberly and Karen, representatives with Frazee Paint, gave the Board the specifications to review for the phased painting project. The Board will review and make comments back to Management. Renee will meet with Karen to go over all the options available and what decisions the Board will need to make before the project goes out for bid, including a deadline for bids.

MANAGEMENT REPORT

Renee reported that the Court Homes are under budget by \$11,000+ year to date. She will be talking to Farmer's Insurance regarding a \$12,000 charge and report back to the Board. The residential expenses ending 5/30/04 are over budget by \$8140.97, mostly due to legal fees.

A **MOTION** was made by Mike Harris to hire Sandra Lind as the recording secretary for Board meetings for the remainder of the year. After discussion, the **MOTION** was amended to have both Sandra Lind and Barbara Hanser take minutes at the July meeting and decide which to hire thereafter. With further discussion, a final amended **MOTION** was made by Mike Harris and seconded by Frank Frangul to hire Sandra Lind for the July minutes and have Barbara Hanser take the September minutes, with the final decision to be made before the October meeting. The motion unanimously carried. It is noted the Board does not meet in August.

Renee stated that two arborists believe the proximity of the Ficus tree to the Siesta Pool is not a safety/maintenance issue. ValleyCrest Landscape Maintenance recommended removal. **MOTION** by Dave Harp, second by Frank Frangul to leave the tree as it stands. With 4 ayes and 1 nay (Mike Harris), the motion carried.

FINANCIAL REPORT

Dave Harp reported the common area reserves are at \$285,923.00 as of 5/30/04 and the court home reserves are at \$432,632.00 for the same period. The Association will be switching to an accrual accounting system as of July 1, 2004. A short term AA Corporate Bond was purchased at CitiBank with 6% interest using \$25,000 from the common area reserves and \$25,000 from the court home reserves.

NEW BUSINESS - COURT HOME TREE TRIMMING

The Board reviewed three bids for priority tree trimming. **MOTION** by Mike Harris, second by Dave Harp to hire All Year Round at a cost of \$3060.00. The motion unanimously passed.

HOMEOWNER CORRESPONDENCE

A homeowner requested the Association hire an exterminator to spray around his front entrance and the mailbox area. The Board directed Management to find out what the Association did in the past and how much it cost. A decision will be made at the next Board meeting.

The Board declined a request to resolve an issue with golf balls at a home on the golf course, stating it is the homeowner's responsibility to find a solution.

A homeowner who received a violation for noncompliant coach lights is requesting she be granted a variance as they were there when she moved in. Renee will send a letter asking the homeowner to change the lights to maintain continuity in the community.

A homeowner who had a personal water meter installed at his residence now thinks he is being double billed and has pulled the meter out. He also said he has low water pressure since the installation. Renee reported the homeowner is not being double billed and that he has the lesser assessment fee. A letter will be sent informing the owner that he must prove there are no underground water leaks on his property before entering back into the community water pool.

WATER SUBMETERING

Mike Harris wants the record to show he stated the water bills sent out by Tony's submetering billing service were not correct and overcharged from \$0.50 to \$25.00. Tony is not submitting the required reports/statements per the contract.

OLD BUSINESS - PARKING PROPOSAL BY FRANK FRANGUL

Frank Frangul made a **MOTION** seconded by Dave Harp to approve the new rules for parking as outlined on pages 70 & 71 in the June Board packet. With 4 ayes and 1 nay (Mike Harris), the motion carried. Implementation to enforce the proposal will be placed on the July agenda. Once a towing company is selected, Renee will get a letter from them, along with the contract, stating the Association is protected against liability. Parking tag costs will run around \$3,000.

OLD BUSINESS - ROOFING

Board reviewed 3 bids for all gravel roofs in need of replacement. **MOTION** by Dave Harp, 2nd by Frank Frangul to accept the bid from Jim Brown in an amount not to exceed \$82,000.00, using the product called DURO-LAST, as specified in the bid. Job will be supervised by consultant J.P. Perry and will be done as quickly as possible before the monsoon rains. Management will get a lien waiver from Jim Brown. The motion carried unanimously.

NEXT MEETING - TUESDAY, JULY 13, 2004 @ 6:30 PM - POINTE SOUTH MOUNTAIN RESORT

ADJOURNMENT

With no further business to discuss, a **MOTION** was made by Frank Frangul and seconded by Dave Harp to adjourn the open session meeting at 10:15 p.m.