

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

Pointe South Mountain Resort Hotel

Meeting Minutes of September 14, 2004

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

Directors absent: 1 open seat as a result of Fred Huff's resignation effective 6/1/04

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

Recording Secretary: Barbara A. Hanser

**HOMEOWNERS' OPEN COMMENTS (7:00 - 7:20 p.m.)**

Homeowner Kathleen Daurio, owner of three (3) properties, discussed time overlap problems in connection with receipt of violation notifications and correction. Violations were remedied and shortly thereafter she received a 2nd notice. Property Manager stated that, in some cases, homeowners promise to resolve problems and do not follow through. **NOTATION:** Property Manager will e-mail acknowledgement/notification to homeowners that problem has been resolved.

Homeowner Carl Sebum of 47th Place inquired as to when the Board and management company will begin parking enforcement. A homeowner suggested forming a committee, comprised of representatives from all areas (for fair representation) to meet and address the parking issues.

Bob Collins inquired about the procedure in place to monitor and control rental properties.

Barry Smith inquired about elimination of the official web site and asked that it be reinstated.

Blanche Prokes stated that due to the fact the restrooms at Vantage Pointe Pool are inoperable, City ordinance mandates that the pool must be closed.

A homeowner inquired about paying assessments via credit card and homeowner at Lot #27 stated she has never received coupon books. Courthouse owner Carol Bradley expressed opposition to the dues increase and explanation was given by Dave Harp, Treasurer, that the increase is crucial to cover operating expenses and put more funds into the reserve account. Mike Harris noted that he had voted against the increase.

A homeowner residing on La Mirada spoke regarding a serious golf ball problem at her property (3 - 5 balls per day) as well as a neighbor's property. Kay Hatch has met with Resort Manager, Charles Naberhaus, several times regarding this and other issues. **NOTATION:** Kay Hatch requested that homeowner forward to him all information, addresses and details and he will meet with Naberhaus in order to resolve the problem.

Blanche Prokes expressed concern regarding low allocation for tree trimming (\$3,000) and pointed out that 48th Street Association walls leading to Piedmont Road light need to be painted.

A homeowner reported on frequent early trash incidents near her home.

**CALL TO ORDER**

Kay Hatch called the meeting to order at 7:25 p.m.

**APPROVAL OF MINUTES**

The minutes of July 13, 2004 meeting were submitted for review and approval.

Mike Harris made the following corrections:

- Page 2, 2<sup>nd</sup> motion: insert "up to" between "allocate" and "\$1500"
- Page 2, FINANCIAL REPORT: note the vote against increasing Court Home assessments was by Mike Harris
- Page 3, Chaining Vantage Pool bathroom: note that Mike Harris disagreed with the chaining solution.
- Page 3, Siesta Pool Lounge Chairs: note that Mike Harris abstained from the vote.
- Page 3, Siesta and Euclid Pool Bathroom remodeling: note the nay vote was by Mike Harris because he disagreed with spending money on these bathrooms before the Vantage Pool Ramada/Cabana was repaired/replaced.
- Page 3, Website: note the vote against doing away with the website was by Mike Harris
- Page 3, PARKING POLICY: note the nay vote was by Mike Harris since the motion conflicted with the CC&Rs
- Page 3, MAILBOXES: add "as presented" to end of 1<sup>st</sup> sentence
- Page 3, HOMEOWNER CORRESPONDENCE: note that Mike Harris abstained in regards to the Jacaranda replacement stating he wants to see a complete tree maintenance plan.
- Additional errors subsequently found (e.g. Neighbor to Naberhaus) have been corrected in Mike's minutes

**MOTION** was made by Dave Harp and 2<sup>nd</sup> by Mike Harris that minutes of July 13, 2004 meeting be approved as corrected. Motion carried with all in favor.

**VANTAGE POINTE POOL RAMADA/CABANA - NAUTILUS GENERAL CONTRACTORS**

Dave Slany gave a presentation which ranged from total demolition and rebuilding (\$58,000 - \$80,000) to opening up failing areas of existing structure and reconstructing (\$28,000 - \$44,000). **NOTATIONS:**

- He stated that the foundation appears to be sound.
- Contractor needs to look at subfloor as well as areas of concern, at which point they will submit a "not to exceed" figure.
- A permit from the City is highly recommended.

**MOTION** was made by Mike Harris and 2<sup>nd</sup> by Dave Harp that Vantage Pointe Pool be closed, and expedite the process to meet with Nautilus in order to come up with an agreement to open everything up, not to exceed \$9,000. Motion carried with all in favor.

**NOTATION:** Sunny Lee directed the Property Manager to turn off the spa heat and padlock the gates.

**COURTHOME REJUVENATION PROJECT**

The Courthouse Rejuvenation Committee (Sunny Lee & Jane Karkosky) presented a plan for an ongoing courthouse renovation project using Mike Lucero of American Professional Services, a painting contractor involved with the Pointe Resort for seven (7) years, along with landscaping improvements and some awning replacement. The first phase proposal was for \$50,000 (\$47,686 plus tax on painting bid):

- \$38,584 plus tax for painting 13 complete buildings
- \$5,670 for landscaping to change irrigation to prevent overspray on stucco walls in Hazel pathway area from street to wash, cut back shrubs so that walls can be painted, and install new drip irrigation and plant material in rock areas per plan
- \$3,432 bid from Aluma Line to replace torn and weathered awnings on 3 buildings (4818 Hazel, 4902 Hazel, and 4801 48<sup>th</sup> Street). Other Bids: House of Canvas - \$4,672.33, Chandler Awning - \$6,078.92 plus tax

The presentation package also included bids for painting the Euclid and Siesta Pools:

- \$5,187 - American Professional Services
- \$3,160 - Indigo Painting, LLC
- \$3,200 - Investment Painting Services, Inc.

**MOTION** was made by Dave Harp and 2<sup>nd</sup> by Jane Karkosky that Board approve total contract package for \$50,000 as recommended by the Courthouse Rejuvenation Committee using American Professional Services for painting, ValleyCrest for landscaping, and Aluma Line for awnings. Mike Harris pointed out that the painting equated to over \$500,000 for all 137 current courthouse buildings against a reserve study figure of \$300,000 for painting. Mike Harris also pointed out that we had a \$283,795 bid from Indigo Painting which included all 137 courthouse buildings and two pools. Dave Harp **withdrew** the motion.

Dave Harp proceeded to call Mike Lucero on his cell phone and stepped outside of the meeting room. After a few minutes Dave Harp returned.

**MOTION** was made by Dave Harp and 2<sup>nd</sup> by Jane Karkosky that contract be approved to paint all 137 buildings @ \$2300 or less (\$315,100 or less), depending on determination of door responsibility issue. Further, he moved that painting proceed not less than one building each week, starting on or before October 1, 2004. Further, Board will approve \$5,670 bid from ValleyCrest Landscape Maintenance for proposed landscaping, and \$3,432 bid from Aluma Line for awning replacement for three (3) buildings. Motion carried with all in favor.

**MOTION** was made by Dave Harp and 2<sup>nd</sup> by Mike Harris that Board proceed with painting of pools for total of \$3,200, using American Professional Services and starting with Euclid and Siesta pools. Motion carried with all in favor. **NOTATIONS:**

- Renee Gordon will get an opinion on courthouse doors responsibility.
- Dave Harp made the following request: with \$425,000 in reserves, he requested that \$60,000 be moved out of courthouse funds and placed in the reserve fund.

**MANAGEMENT REPORT**

**VIOLATIONS**

Homeowner requested removal of fine with promise to comply going forward. **MOTION** was made by Mike Harris and 2<sup>nd</sup> by Jane Karkosky that trash violation fine for Lot #308 be removed. Motion carried with all in favor.

Board discussion took place regarding violations, fine process and changes in new legislation. **NOTATIONS:**

- Dave Harp stated that barking dog violations be referred to City of Phoenix - it is their ordinance.
- In connection with coach light violations, issue is being taken back to Brian Lincks for resolution.
- Renee Gordon instructed to send letter to homeowner with ripped awning at Lot #1580 giving ten (10) days to replace or \$100 fine.
- Homeowner at Lot #1581 who installed xeriscape and did not follow ACC specifications will be fined and instructed to meet with ACC to discuss plants to be used.

**MOTION** was made by Mike Harris and 2<sup>nd</sup> by Dave Harp that Board approve fines as set forth in the Management Package and as discussed and modified. Motion carried with all in favor.

**NOTATIONS:**

- All \$30.00 fines relating to late assessments will be removed and CPMC instructed to write off these fees.
- Request from Ardmore Road homeowner for new street sign tiles was denied by the Board.
- Minutes should reflect Board policy that they do not authorize interior repairs from roof leaks.

#### PARKING

Frank Frangul proposed adopting 12:00 - 6:00 a.m. **NO PARKING** policy except in designated areas.

**MOTION** was made by Frank Frangul that Board hire Abe's Towing Service, in spite of recommendation from counsel, said towing service to operate between 12:00 - 6:00 a.m. Abe's Towing Service will take full liability for wrongful towing. There was no second to this motion and motion was **withdrawn**.

**MOTION** was made by Frank Frangul and 2<sup>nd</sup> by Dave Harp that City Property Management Company assume responsibility for parking enforcement, as set forth in the current contract. Motion carried with all in favor.

#### BOARD ELECTIONS

Frank Frangul, Chair of the Tallying Committee, requested that ballots be mailed to a post office box so envelopes will be opened only by the Tallying Committee the night of the counting.

#### TREES

Dave Harp instructed the Property Manager that trees are not to be removed without replacement (replacement does not necessarily have to be in the exact location).

#### INVOICES

The Property Manager presented invoices to be approved by the Board:

**MOTION** was made by Mike Harris and 2<sup>nd</sup> by Dave Harp to approve bill from M&B Tree Service for \$3,005 for tree trimming and palm tree removal. Motion carried with all in favor.

**MOTION** was made by Jane Karkosky and 2<sup>nd</sup> by Dave Harp to approve \$75.80 bill from FutureScapes for previous work on lantana at entrance gate. Motion carried with all in favor.

**MOTION** was made by Jane Karkosky and 2<sup>nd</sup> by Dave Harp to approve payment to FutureScapes for 3, not 4, bougainvillea planting only (irrigation was not approved). Motion carried with all in favor.

**MOTION** was made by Mike Harris and 2<sup>nd</sup> by Dave Harp to approve payment to Arizona Parking Solutions. Motion carried with all in favor.

**MOTION** was made by Mike Harris and 2<sup>nd</sup> by Dave Harp to rescind motion for M&B Tree Service approving \$2133 for trimming of 17 eucalyptus trees and paying current bill of \$1700 from All Year Round Expert Tree Care for trimming those same 17 trees plus six (6) others as noted in the Management Report. Motion carried with all in favor.

**MOTION** was made by Dave Harp and 2<sup>nd</sup> by Frank Frangul to approve payment to American Handyman for completion of the Gosnell light painting project. Motion carried with all in favor. Mike Harris noted that rust is already bleeding through on some light fixtures.

**MOTION** was made by Mike Harris and 2<sup>nd</sup> by Frank Frangul to approve payment of \$645 to Dave Dalton for light bulb replacements and light system repairs. Motion carried with all in favor.

**MOTION** was made by Dave Harp and 2<sup>nd</sup> by Jane Karkosky to approve purchase of six (6) chaise lounge chairs from Paddock Pools for the Euclid pool at a cost of \$843.12. Motion carried with five members in favor and Mike Harris abstaining stating again that he disagreed with spending this money before the Vantage Pool Ramada/Cabana was repaired/replaced.

#### NOTATIONS:

- With regard to the roofing consultant, Renee Gordon will research to see if the bill will be above the original motion for \$35.00 per roof.
- Siesta Pool furniture and red curb painting - tabled.
- Kay Hatch's request that start times for Board meetings be changed - tabled.

**MOTION** was made by Mike Harris and 2<sup>nd</sup> by Dave Harp that Kay Hatch will handle the current correspondence and collections. Motion carried with all in favor.

Mike Harris made a conditional **MOTION** that if it is determined Association is responsible for Winston Drive mailbox (24 total boxes), Association should fix it and, further, \$3,000 would be appropriated for this repair. Motion carried with five (5) members in favor and Dave Harp voting nay.

**NOTATION:** Following discussion of United States Postal Service gaining access through the gate, Renee Gordon was asked to look into getting a key to the gate control boxes so that the USPS could install USPS access control boxes at their expense.

#### ADJOURNMENT

There being no further business to come before the Board, motion was made by Dave Harp and 2<sup>nd</sup> by Frank Frangul that meeting be adjourned. Kay Hatch adjourned the meeting at 12:00 midnight.