

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

Pointe South Mountain Resort Hotel

Meeting Minutes of October 12, 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

Recording Secretary: Barbara Hanser

HOMEOWNERS' OPEN COMMENTS (6:30 - 6:50 p.m.)

Kay Hatch opened the homeowner forum at 6:30 p.m. and stated that beginning with the November Board meeting, the open homeowner forum will be eliminated. However, he stated that homeowners will be allowed to make comments prior to a Board vote.

Homeowner Tracy Krause, representing six (6) homeowners, addressed the Board regarding Water Submetering Systems (WSS) billing procedures. She inquired if WSS was providing proper information as mandated by the contract to ensure accuracy and stated she would like this issue to be a high priority with the Board. **NOTATIONS:**

- Kay Hatch stated that the water pool system will eventually disappear.
- Kay Hatch stated that he will address these issues and questions with Tony Rossetti of WSS.
- The Property Manager will contact Tracy Krause after Kay Hatch has met with Tony Rossetti.
- Mike Harris has documented numerous problems with WSS that the rest of board has failed to act upon.

Courthome owner (8449-1 48th Street), John Bonader inquired into when the work at Vantage Pointe Pool will begin. **NOTATION:** Mike Harris stated that work should begin next week.

There was a discussion about noise abatement. **NOTATION:** Someone noted that the laying of rubberized asphalt on I-10 to reduce noise will be done in two weeks if temperature stays above 80 degrees.

Capistrano courthome owner Susie Moore asked why grass was replaced with pebbles at the intersection of Hazel and Siesta Drive. **NOTATION:** Project was approved at July 13, 2004 meeting and 5-gallon plants would be planted by September 30th as approved; however, this should have also been approved by the Architectural Control Committee (ACC).

NOTATION: Susie Moore announced that ACC is seeking one more member as well as two (2) alternate members.

CALL TO ORDER

Kay Hatch called the meeting to order at 6.55 p.m.

APPROVAL OF MINUTES

The minutes of September 14, 2004 meeting were submitted for review and approval.

Mike Harris made the following corrections:

- Page 2, APPROVAL OF MINUTES: a correction was made in regards to Mike's previous corrections
- Page 2, NAUTILUS GENERAL CONTRACTORS: change "\$30,000" to "\$44,000"
- Page 3, MANAGEMENT REPORT: change Lot # "208" to "308"
- Page 4, INVOICES, 3rd MOTION: add "3, not 4," between "FutureScapes for" and "bougainvillea plants"
- Page 4, INVOICES, 5th MOTION: after "M&B Tree Service", change language to "approving \$2,133 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."
- Page 4, INVOICES, 7th MOTION: add "of \$645.00" after "payment" and add "and light system repairs" and end
- Page 4, INVOICES, 8th MOTION: change "\$843.00" to "\$843.12"
- Page 5, final NOTATION: change ending of "getting them a gate key" to "getting a key to the gate control boxes so that USPS could install USPS access control boxes at their expense"
- Additional errors subsequently found (e.g. \$35.00 per hour to \$35 per roof) have been corrected in Mike's minutes

Sunny Lee made the following corrections:

- Page 2, NAUTILUS GENERAL CONTRACTORS, last NOTATION: at end add "and padlock the gates"
- Page 3, COURTHOME REJUVENATION PROJECT, 2nd motion, 2nd sentence: change "project involve painting" to "painting proceed"

MOTION was made by Mike Harris and 2nd by Sunny Lee that minutes of September 14, 2004 meeting be approved as amended. Motion carried with all in favor.

MANAGEMENT REPORT

RESERVE STUDY BY RESERVE DATA ANALYSIS, INC. (RDA)

MOTION was made by Dave Harp and 2nd by Sunny Lee to approve \$250.00 from the HOA and, in addition, City Property Management Company will be asked to put in \$250.00 in order to get the RDA update. Motion carried with five ayes and Mike Harris voting nay because he could provide an update at no cost.

AWNINGS

Board discussion took place regarding replacement of torn awnings only at this time, to be installed by Aluma Line. This is reallocation of funding. **MOTION** was made by Mike Harris and 2nd by Sunny Lee that Board rescinds that part of the motion approving \$3432 for awning replacement for 3 buildings at the September 14 meeting and approve \$3272 for Aluma Line to replace 13 torn awnings first. Motion was amended to give first priority to two awnings indicated in blue on the map. Motion carried with all in favor.

PARKING UPDATE

The Property Manager distributed new orange parking stickers, explained the process to be implemented and recommended Board consider contracting with Abe's Towing. **NOTATIONS:**

- Property Manager was instructed to alter sticker by removing "vehicle must be moved within 24 hours" and replacing it with "vehicle must be removed IMMEDIATELY."
- Property Manager will contact Terry Mills, Security Supervisor, Phoenix Police Department, with request that he call Frank Frangul to discuss the process.
- Frank Frangul instructed the Property Manager to place orange stickers on vehicles parked in the bike lanes on 48th Street.

MOTION was made by Mike Harris and 2nd by Frank Frangul that City Property Management enter into contract with towing company **should** that service become necessary. Motion carried with all in favor.

SIESTA POOL

Board discussion took place regarding replacement of tables, chairs, one umbrella, and possible repair of one tabletop. **NOTATION:** The condition of the pool cabinets will be discussed at the next Board meeting.

MOTION was made by Sunny Lee and 2nd by Jane Karkosky that Board approve "final" expenditure for two tables, eight chairs, and one umbrella for the Siesta Pool for total of \$1,123.60. With two ayes and four nays from rest of board, motion did not carry. Rest of board noted they had heard "final" too many times.

LOT 1901 - SEWER REPAIR ISSUE

Issue to be discussed in Executive Session.

COURTHOME ROOF MAINTENANCE

Board discussion took place regarding cleaning of Siesta Pool roof (i.e. old bottles, broken tiles, debris, leaves, etc.) **NOTATION:** Mike Harris volunteered to clean the roof over the weekend for free; however, the Board majority did not accept his offer. They paid a handyman \$70 to do the job.

The recoating process of the Capistrano flat foam roofs needs to start and Renee Gordon will get bids.

FINANCIAL REPORT

MOTION was made by Dave Harp and 2nd by Mike Harris that Board approve moving \$60,000.00 from courthome operating reserves to courthome reserves, leaving about \$30,000.00 in operating reserves. Motion carried with all in favor.

ARCHITECTURAL CONTROL COMMITTEE

Susie Moore, Chair, reported homeowner on La Mirada has requested a 30 foot black golf net. **NOTATION:** The Resort has installed all existing nets; however, under our CC&Rs, this installation by a homeowner is not permitted.

VANTAGE POINTE POOL (VPP) RAMADA UPDATE

Mike Harris reported contract has been signed, preliminary work to begin next week and final work approval will be considered at next meeting. **NOTATION:** Renee Gordon to talk to Terry Mills regarding monitoring of VPP.

COURTHOME RENOVATION

Board discussion took place regarding Phase 1 painting, which starts on Hazel Drive nearest the bridge.

NOTATIONS:

- Due to questions about down payment, Kay Hatch will meet with Mike Lucero.
- City Property Management advises the Board that it would be wise to have a performance bond considering the large sum of money.

MOTION was made by Dave Harp and 2nd by Jane Karkosky to augment the funding of \$315,100.00 approved at last Board meeting for painting another \$20,550.00 for refinishing the doors per contract proposal dated 10/5/2004. Mike Harris pointed out that the \$315,100 amount does not include sale taxes. Dave Harp amended motion to include sales tax (estimated @ another \$18,460.75) as applicable. Motion carried with 5 ayes and Mike Harris voting nay. Mike Harris noted again that we had a \$283,795 bid **including** taxes from Indigo Painting which included all 137 courthome buildings and two pools.

TEMPORARY ADJOURNMENT

MOTION was made by Mike Harris and 2nd by Sunny Lee that Board adjourn briefly in order to go into Executive Session to address Lot 1901 since the homeowner was present and it was getting late. Motion carried with all in favor. Kay Hatch temporarily adjourned the meeting at 9:00 p.m. and reconvened it at 9:55 p.m.

48th STREET GATE MONITORING

MOTION was made by Jane Karkosky and 2nd by Dave Harp that Board hire a company to monitor and ascertain that only Pointe residents are passing through the 48th Street gate for a period not to exceed ten (10) business days. Designated times will be 7:00 a.m. - 9:00 a.m. and 4:00 p.m. - 6:00 p.m. Motion carried with all in favor.
NOTATION: Kay Hatch will get prices from Automatic Gate to present at next meeting.

COURTHOME MEETINGS

Sunny Lee recommended scheduling meetings at Monte Way pool to discuss security issues on Saturday November 6 and Sunday November 14. Meetings already scheduled for October 23 at Siesta Pool and October 21 at Euclid Pool.
NOTATION: Letters are to be sent to inform courthome owners.

BOARD ELECTION

MOTION was made by Frank Frangul and 2nd by Dave Harp that Election Committee rent a post office box to receive incoming ballots at a cost of \$32.07 for three (3) months. Motion carried with 5 ayes and Mike Harris voting nay stating he did not see the need for this extra expense. **NOTATION:** Outside of pre-addressed envelope should state "BALLOT ENCLOSED".

NEW BUSINESS - WATER SUBMETERING POOL

MOTION was made by Mike Harris and 2nd by Dave Harp that Association go to differential billing and split the City bill after collecting the remaining number of required signatures (94) for the CC&R amendment. Motion carried with all in favor.

BUDGET

Special 2005 budget meeting to be scheduled.

CORRESPONDENCE

In connection with roof leak at Lot 408, Renee Gordon will get three (3) bids and conduct a Board telephone vote. **NOTATION:** Kay Hatch to handle all other correspondence.

ADJOURNMENT

There being no further business to come before the Board, motion was made by Frank Frangul and 2nd by Mike Harris that meeting be adjourned. Kay Hatch adjourned the meeting at 10:25 p.m.