

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

Meeting Minutes of November 1, 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: Renee Gordon

CALL TO ORDER

Kay Hatch called meeting to order at 4:00 p.m.

ANNUAL BUDGET

Mike Harris did not agree with the expenses on courthome water and irrigation. Mike Harris stated Court home water should be only \$27.14 per unit month and common area irrigation should be \$8.46 per unit per month.

The board set the water pool average at \$82.00 per lot per month for the 2005 budget in case the required # of signatures for the CC&R amendment are not obtained. If required # of signatures obtained, there will be no pool average.

ValleyCrest Landscape Maintenance is still working on irrigation map. Renee will follow-up to get a date when it will be completed.

Courtesy Patrol

Mike Harris made a motion, 2nd by Frank Frangul, that the following resolution be adopted:

RESOLVED to terminate the courtesy patrol as of 12/01/2004 and implement the contract with another courtesy patrol.

Motion was carried and resolution adopted by a unanimous affirmative vote.

Trees

Sunny Lee made a motion to have tree maintenance budget of \$34,000.00. Sunny withdrew her motion.

Dave Harp made a motion, 2nd by Mike Harris, that the following resolution be adopted:

RESOLVED to approve the budget as adjusted for the common area as presented by CPMC:

- \$86.00 monthly residential assessment
- \$120.00 monthly courthome assessment including water
- \$82.00 monthly assessment for water at single family residences without a water submeter if required # of signatures for CC&R amendment not obtained by December 1st. If required # of signatures obtained, there will be no pool average.

Motion was carried and resolution adopted by a unanimous affirmative vote.

Courthomes

Kay Hatch made a motion, 2nd by Jane Karkosky, that the following resolution be adopted:

RESOLVED to approve the budget as modified with an increase of \$5.00 (from \$60 to \$65) per month per courthome unit effective 01/01/2005.

Motion was carried and resolution adopted with 4 ayes and 2 nays by Sunny Lee and Mike Harris.

Notation: See July 13, 2004 meeting minutes for previous \$10.00 increase in courthome dues from \$50 to \$60 per month per unit.

ADJOURNMENT

There being no further open session matters to discuss, Board adjourned meeting at 7:50 p.m.