

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

Pointe South Mountain Resort Hotel

Meeting Minutes of November 9, 2004

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

Directors absent: Jane Karkosky
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 (6:30 - 6:55 p.m.)

This session was held contrary to Kay's assertion at October 12, 2004 meeting.

Homeowner Herb Mauch, in connection with the recent document mailed out by three former Board members, asked how they were able to get his personal information/address. Patti Garman responded that any member of the Association is entitled to all information (with exception of legal matters) provided that information is not used for commercial purposes. **NOTATION:** Response signed by 5 other board members and handed out at meeting as well as mailed was never seen prior to this board meeting by Mike P. Harris who did not agree with the responses and found several responses libelous.

Homeowner Bob Szabo recommended that gate codes at the 48th Street gate be changed on a regular basis. He announced he is circulating petitions for additional community gates. **NOTATION:** Kay Hatch requested that printout from gate monitoring be sent to Bob Szabo.

CALL TO ORDER

Kay Hatch called meeting to order at 6:59 p.m. A quorum was established.

APPROVAL OF MINUTES

Minutes of October 12, 2004 Regular Monthly Meeting were submitted for review and approval.

Mike Harris made the following corrections:

- Page 1: Start new paragraph in regards to the laying of rubberized asphalt on I-10.
- Page 2, Last Motion at Bottom of Page: Replace "\$3,272.00 approved in a motion at last meeting for awnings from Aluma Line and reallocate funds to replace" with "that part of the motion approving \$3,432.00 for awnings replacement for 3 buildings at the September 14 meeting and approve \$3,272.00 for Aluma Line to replace 13."
- Page 3: After "Mike Harris volunteered to clean the roof over the weekend", add "for free; however, the Board majority did not accept his offer. They paid a handyman \$70 to do the job."

MOTION was made by Dave Harp and 2nd by Mike Harris that minutes of October 12, 2004 Regular Monthly Meeting be approved as amended. Motion carried with all in favor.

Minutes of October 18, 2004 Special Meeting were presented for review and approval.

Mike Harris made the following corrections:

- After 2nd Motion: Add "Notation: Walls at 51st Street Park should be included."
- 3rd Motion: Change "appointed" to "nominated".
- After 3rd Motion: Add "Notation: One of the four needs to be designated as an alternate member."

MOTION was made by Dave Harp and 2nd by Mike Harris that minutes of October 18, 2004 Special Meeting be approved as amended. Motion carried with all in favor.

Minutes of November 1, 2004 Special Meeting were presented for review and approval.

Mike Harris made the following corrections:

- After "Mike Harris did not agree with the expenses on court home water and irrigation.": Add "Mike Harris stated court home water should be only \$27.14 per unit per month and common area irrigation should be \$8.46 per unit per month."
- Under "**Trees**": Change "with drew" to "withdrew".
- Before 2nd Motion: Add the heading "**Annual Budget**".
- End of 2nd Motion: Add "only if required number of signatures for CC&R Amendment not obtained by 12/1/04."

Kay Hatch made the following correction: change "\$65.00" to "\$5.00" increase.

MOTION was made by Mike Harris and 2nd by Sunny Lee that minutes of the November 1, 2004 Special Meeting be approved as amended. Motion carried with all in favor.

ACC COMMITTEE REPORT

Darla Ericson read the minutes of the ACC meeting held on November 3. **NOTATION:** The ACC will report to the Board on a regular basis and next meeting is scheduled for December 1.

MANAGEMENT REPORT

Structural Issues

Board discussion took place regarding structural work orders (balconies, ramadas, etc.).

Water Submetering Systems

Board discussion took place regarding collections and collection policy currently handled by WSS. **NOTATION:** Patty Garman offered to work on this problem in order to come up with a better collection policy (including meeting with Tony Rosetti) prior to a possible Board motion to transfer collection process to City Property Management Company.

Painting of Capistrano Doors

Bid of \$3,750.00 from Indigo Painting was presented and discussed. **NOTATION:** This project tabled to be discussed in the spring.

51st Street Park

NOTATION: Wall on left side is peeling and will be painted along with the 48th Street wall for \$230.00, an expense approved by the Board.

Roll Off Container

Curbside will bring in a large container the 1st weekend in January 2005 to be placed in Monte Way pool parking lot.

Annual Meeting

Current agenda: Charles Naberhaus, (Resort) guest speaker, Mike Mamaghani (Curbside), and Paula Douse, Director, City of Phoenix Operation Identification Program. Plaques to be presented to Cal Herron of Sundance Pools and Mike Mamaghani of Curbside Recycling & Trash as vendors of the year and for excellence of service to the Pointe community.

TEMPORARY ADJOURNMENT

MOTION was made by Kay Hatch and 2nd by Dave Harp that Board adjourn briefly in order to go into Executive Session. President Kay Hatch adjourned the Open Session Meeting at 7:55 p.m. and reconvened Open Session meeting at 8:58 p.m.

NAUTILUS GENERAL CONTRACTORS (Dave Slany)

Vendor gave an update on reconstruction work at Vantage Pointe cabana (\$46,229 without options, but including \$8824 for demolition).

NOTATIONS:

- Dave Harp recommended Board approve outdoor shower.
- Vendor can complete the demolition job in 7 - 10 working days.
- Board will get back to Dave Slany during the week with decision.

MOTION was made by Mike Harris that Board accept Nautilus bid of \$48,088 (includes \$8824 for demolition) with option for outdoor shower and, instead of gate, they will modify, moving fence back so it is all one unit with no separate gate. Dave Harp 2nd the motion. Board discussion took place regarding steps which should be included in specs as long as cost does not go over \$48,088. **NOTATION:** Completion date of December 31, 2004 should be inserted in the contract. Motion carried with all in favor.

FINANCIAL REPORT

Treasurer reported that \$11,000 in courthome funds was lost due to roof repairs, reserves are at \$348,000 and everything else within budget.

NEW BUSINESS

Gates - Board discussion took place regarding bids on gate installation followed by discussion of cost of security patrols, currently about \$75,000 annually.

Pool Enhancements - Board discussion took place regarding remainder of pool renovations.

MOTION was made by Sunny Lee and 2nd by Frank Frangul to approve \$3903.60 according to the list to finish up the work at the three (3) pools. Mike Harris objected to shelving expense and repairs. Motion passed with Mike Harris voting nay.

Courtesy Patrols - Property Manager to set up meeting with vendor.

MOTION was made by Mike Harris and 2nd by Dave Harp that Frank Frangul negotiate terms of contract with Community Action with date for termination for current courtesy patrol set for 12/1/04. Motion passed with all in favor.

Foam Roofs - Property Manager reported that bids have been dropped off and copies will be made and distributed to all Board members.

ADJOURNMENT

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