

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

Meeting Minutes of December 6, 2004

Directors present: Kay Hatch, President
Sunny Lee, Vice President
Dave Harp, Treasurer
Frank Frangul, Secretary
Mike Harris (arrived @ 4:15 p.m.; left @5 p.m. due to prior commitments)
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 A. Hanser

CALL TO ORDER

Kay Hatch called the Special Meeting to order at 4:00 p.m. A quorum was established.

COURTHOME COMMITTEE ISSUES

Landscape Bids - Discussion took place and it was agreed that tree trimming could be done in January 2005.

NOTATIONS:

- Thirteen oleanders will be planted by the Monte Way bridge to match the ones on the other side.
- Charles Naberhaus should be contacted before proceeding with work that borders the Resort property in addition to the drainage problem area.
- There is a broken sprinkler head (2nd valve, north side) in the 47th Street wash behind 4702 East Euclid.
- Fifteen five-gallon dwarf or petite oleanders to be planted inside the Monte Way pool.
- Bid item # 4 was tabled.

MOTION was made by Dave Harp and 2nd by Jane Karkosky that Board approve \$1,000.00 for various landscape issues as described in the ValleyCrest bid: Items 1, 6, 7, 8. Sunny Lee asked that Property Manager make sure this includes two tree replacements: 51st & Siesta and tree on 48th Street (in front of Vicki McCutchan's house). Motion carried with five voting in favor and Mike Harris voting nay based upon there being no master plan being followed.

ELECTION COMMITTEE

Frank Frangul, Chairman, reported that he and Property Manager will pick up the ballots from the post office box at approximately 4:30 p.m. December 8. Ballots will be counted at offices of CPMC by four (4) committee members/volunteers from various areas of the community.

OLD BUSINESS

Monte Way pool - Appraisal has been received for this plot (Tract M). Discussion was held regarding taking quiet title against Gosnell by means of adverse possession (PSMRA has been paying taxes on this plot).

MOTION made by Dave Harp and 2nd by Frank Frangul that Board ask attorney to send a letter to the bankruptcy court in connection with Tract M. Estimate of attorney fees should be requested. Motion carried with all in favor.

NOTATION: Attorney should be advised that Gosnell paved this plot as a parking lot at the same time as the Monte Way pool was constructed.

MANAGEMENT REPORT

Painting - Board discussion took place regarding wood replacement of all pools (except Vantage), and badly sagging courthome roof. **NOTATION:** Property Manager was asked to get three bids from foam companies.

MOTION was made by Dave Harp that Board approve \$1,100.00 for wood repairs at three (3) pools as offered by Indigo Painting, \$650.00 for electrical work to be done at the Vantage Pointe Pool ramada, and \$200.00 to repair parapet and chimney at 5019-1 Siesta and 8861-1 48th Street. Motion was 2nd by Mike Harris. Motion carried with all in favor.

Magnets - Suggestion was made by homeowner to consider refrigerator magnets displaying CPMC telephone number for homeowner distribution. **NOTATION:** Property Manager to check on prices.

NOTATION: Mike Harris left at this point (just before 5 PM) due to prior commitments.

Roofing - There should be no payment of bill for work on 47th Place roof as Competitive Roofing did not have authorization.

MOTION was made by Dave Harp to approve \$4,580.00 in payment of Competitive Roofing bill dated November 18 for work performed October 1-14, 2004. Motion 2nd by Sunny Lee. Motion carried with all in favor.

MOTION was made by Dave Harp to approve \$785.00 to Dave Dalton, handyman. Motion 2nd by Sunny Lee. Motion carried with all in favor.

NOTATIONS:

- Kay Hatch to submit roofing report in January 2005.
- Property Manager to contact roofing company and request removal of porta potty at Euclid & 51st Street.
- Kay Hatch to meet with J.P. and let him know Association is not happy with the quality of the painting. (Indigo foreman to check with Frazee.)

MOTION was made by Dave Harp to approve for payment Roof Top Consultant bill for \$980.00 for roofing inspection. Motion 2nd by Jane Karkosky. Motion carried with all in favor.

Administrative Notations:

- Kay Hatch recommended development of work order form (w. NCR multiple copies) or punch list for Property Manager's use.
- Kay Hatch and members will meet off site with Brian Lincks to discuss current status of Administrative Assistant to the Property Manager.

Carport Lights (Courthomes) - It was reported that approximately 20% of lights in carports were not approved and do not match. **NOTATION:** A light style should be selected and submitted to the ACC for approval and go from there so there is style unity. (Applies to old courthomes only.)

Water Pool - Opinion needed from attorney regarding elimination of the Association water pool. **NOTATION:** Mike Harris noted that an opinion dated 9-27-04 had already been received.

ADJOURNMENT

There being no further business to come before the Board, motion was made by Dave Harp and 2nd by Frank Frangul that meeting be adjourned. Kay Hatch adjourned the special meeting at 5:50 p.m.