

POINTE SOUTH MOUNTAIN RESIDENTIAL ASSOCIATION

Minutes of the Annual Membership Meeting
The Pointe South Mountain Hotel & Resort
December 14, 2004 7:00 p.m.

DIRECTORS PRESENT: Kay Hatch, President
Sunny Lee, Vice President
Dave Harp, Treasurer
Frank Frangul, Secretary
Greg Dunivant, Director
Jane Karkosky, Director
Mike Harris, Director

GUESTS IN ATTENDANCE: Charles Naberhaus, General Manager, Pointe Resort
Mike Mamaghani, Curbside Trash & Recycling
Cal Herron, Sundance Pools

FOR CITY PROPERTY MANAGEMENT COMPANY: Renee Gordon, Property Manager

RECORDING SECRETARY: Barbara Hanser

ANNUAL MEMBERSHIP MEETING

CALL TO ORDER - WELCOME & OPENING

President Kay Hatch called the Annual Membership Meeting to order at 7:00 p.m. and introduced all Board members, Property Manager Renee Gordon, Barbara Hanser, Recording Secretary, and counsel, Lynn Krupnik.

ELECTION RESULTS

Bob Meneely, homeowner, 4715 East La Mirada Way, gave a report and review of the ballot count process which took place on December 8. He introduced the winners of the Board Election 2004: Kay Hatch, Jane Karkosky and Greg Dunivant.

GENERAL MANAGER, POINTE SOUTH MOUNTAIN RESORT

Charles Naberhaus, General Manager, spoke of the importance of the community and the resort acting as one entity. He stated occupancy in 2004 was the second best in the history of the resort and they intend to invest \$2.5 million in improvements for 2005. In addition, he stated the resort is trying to find creative ideas for water conservation.

ARCHITECTURAL COMMITTEE

Darla Ericson, Chair of the ACC, introduced members of the committee which meets the first Tuesday of each month. **NOTATION:** All ACC applications are processed through Renee Gordon, Property Manager. **NOTATION:** As a former member of the ACC, Greg Dunivant will serve as ACC Board liaison.

CURBSIDE TRASH & RECYCLING

Mike Mamaghani reported on problems during trash collection which includes trash not being bagged properly. **NOTATION:** Kay Hatch presented Mike Mamaghani with an Outstanding Vendor of the Year Award.

TREASURER'S REPORT

Dave Harp reported on updates and current major projects: courthome roofing, courthome painting, accounting change from cash basis to accrual basis, Vantage Pointe pool rehab, all pool renovation and updating, change of landscape contractor and courtesy patrol (due to insurance problem), implementation of Gosnell attached submetering project, and USPS mailbox issue. **NOTATION:** Due to the new accrual basis, the City of Phoenix water bill for December which will be received about January 10, will now be a December 2004 transaction.

Common area reserves at 12/31/2004 will be approximately \$337,000, up from \$268,000 last year. \$50,000 has been committed for the Vantage Pointe pool rehab and \$10,000 for the 48th Street/Guadalupe painting projects, leaving \$288,000 unallocated funds, \$20,000 better than last year. **NOTATION:** The updated RDA study indicates we will be 75% fully funded.

Dues for single family and Gosnell attached remain at \$86.00 per month according to the 2005 budget adopted by the Board with \$7.41 of this amount allocated to common area reserves. (RDA study calls for \$6.21.) **NOTATION:** These homeowners pay for their water consumption. Courthome dues remain at \$120 per month for common area expenses plus water. In addition, special courthome maintenance dues are increased from \$50 per month to \$65.00 in 2005 for a total of \$185.00 per month. The Board will be prudent in the spending of reserves until reserves can be built up; however, the calls for courthome maintenance are very loud.

The Board faced a hard choice and voted to replace the off duty City of Phoenix courtesy patrols with a private, unarmed security company effective January 1, 2005, giving us extended hours as well as a reduction in insurance costs through competitive bidding in February 2005.

In connection with Tract M (Monte Way pool parking lot), Board is working with an attorney to obtain title to this property which we have been paying taxes on since 1992; but, as recently discovered, was never transferred over to the HOA.

Dave Harp noted that for the first time in a number of years, the three Board vacancies have been filled by duly elected members with record voting participation of 405 homeowners. He asked homeowners to get involved and express opinions by attending Board meetings as well as the poolside group meetings hosted by the Board.

SUNDANCE POOLS

Cal Herron, owner of Sundance, was presented with a Vendor of the Year Award.

COURTHOME COMMITTEE REPORT

Sunny Lee thanked those courthome owners who participated, provided information and volunteered their time to help with this project. **NOTATION:** Refinishing of courthome doors will take place next year. Jane Karkosky presented the new awning colors (replacement of torn awnings only at this time).

COMMUNITY ACTION

Keith O'Hara, co-owner of Community Action, presented an overview of his private patrol service to commence in the Association on January 1, 2005. His patrols will be uniformed, unarmed and will travel in highly visible vehicles. The cell phone (602-697-2606) will be available from 7:00 p.m. - 5:00 a.m.

ASSOCIATION COUNSEL

Lynn Krupnik recommended that, due to absence of 2003 Annual Meeting minutes, membership can appoint a committee to review and approve the 2003 and 2004 minutes, at which point minutes can be published.

MOTION was made by Kay Hatch and seconded by Jane Karkosky to set up a committee to review 2003 and 2004 Annual Meeting minutes, both of which will be published within ninety (90) days. Motion carried with all in favor. The following individuals volunteered to serve on the Minutes Committee: Barry Smith, Joan Friedline, Mike Harris, Ann Wade, Dave Harp and Mike Sullivan.

MOTION was made by Bob Barr and seconded by Schmidt Tenback that the six (6) volunteers be approved to serve. Motion carried with all in favor.

PRESIDENT'S COMMENTS

President Kay Hatch thanked vendors Sundance Pools, Curbside Trash/Recycling and City Property Management for donating door prizes.

Kay Hatch reported that our landscaper, Valley Crest, has requested to provide landscaping around the Vantage Pointe pool at no charge to the Association. **NOTATION:** Vantage Pointe pool rehab should be completed by end of year or first part of January. In addition, he reported that painting and refurbishing of all pools will be done. **NOTATION:** Re-roofing of the courthomes continues. Kay Hatch announced upcoming events: (1) Meeting at the ramada on a Saturday (during the day) which may include regular monthly Board meeting, (2) landscape walk through with Valley Crest, (3) 13 awnings to be replaced in the courthomes, (4) cost estimate for wrought iron fencing, (5) refinishing of courthome doors and replacement of wood balconies and trim (including some fascia board), (6) replacement of plants, (7) improve irrigation for water conservation/expense, (8) red repainting on **NO PARKING** curbs and curb repairs; and (9) re-coating all Capistrano foam roofs (getting three (3) bids).

In closing, Kay Hatch stated he personally believes we can bring the community back to how it looked when it was first built by Gosnell, a safe and harmonious community in which to live. He stated this is a time for issues that affect the entire community, not a time for personal agendas.

HOMEOWNER FORUM

Question: Homeowner Barry Smith inquired into details about possible gating of the north part of the community and suggested a public meeting be called before making any decisions.

Response from Kay Hatch: If there are enough signatures, the Board must address the issue and, in that event, there will be a public meeting.

Question: Homeowner Jane McBee inquired into legal fees for 2004.

Response from Dave Harp: Legal fees are at \$13,000 but the year has not ended (higher than last year but less than 1995 - 1999).

NOTATION: Expenses of prior year (2004) will be sent to the homeowners.

Question/Comments: Homeowner Angelo Daurio stated that he opposes trash bins, is against the gate but in favor of the Board working together to improve the community.

Response from Dave Harp: There were 405 voting in the Board election, more than anytime in the past.

Question: Homeowner inquired about the construction at the 48th Street gate.

Response from Kay Hatch: This is construction of three pre-sold condos, each about 1900 square feet.

Question: A new homeowner asked about the main objective of the gate.

Response from Kay Hatch: The sole purpose was traffic reduction.

Comments: Homeowner Barry Smith suggested that summer hours for security patrols begin later for routine traffic patrol of the gate. He commented that the recent response from the current Board sent to homeowners contained a number of inaccuracies. Barry Smith asked Kay Hatch to acknowledge that he had been responsible for the Courthome roofing maintenance for the past four years, which he did acknowledge.

ADJOURNMENT

There being no further business to come before the homeowners and Board of Directors, motion was made by Greg Dunivant and seconded by Frank Frangul that the Annual Membership Meeting be adjourned. President Kay Hatch adjourned the meeting at 8:35 p.m.

Respectfully submitted,

Barbara A. Hanser
Recording Secretary