

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

Pointe South Mountain Resort Hotel

Meeting Minutes of January 11, 2005

Directors present: Kay Hatch, President
Jane Karkosky, Vice President
Dave Harp, Treasurer
Frank Frangul, Secretary (left at 8 p.m.)
Sunny Lee
Greg Dunivant
Mike Harris

Directors absent: None

City Property Management Company: Renee Gordon, Property Manager

Recording Secretary: Barbara A. Hanser

HOMEOWNERS' OPEN COMMENTS (6:30 - 7:00 p.m.)

Session was held again contrary to Kay's assertion at October 12, 2004 meeting; however, minutes were not kept.

CALL TO ORDER

Kay Hatch called meeting to order at 7:08 p.m.

APPROVAL OF MINUTES

Minutes of November 9, 2004 Regular Monthly Meeting were submitted for review and approval.

MOTION was made by Frank Frangul and 2nd by Dave Harp that minutes be approved as submitted.

Mike Harris submitted the following corrections:

- Page 1, under "**HOMEOWNERS COMMENTS**": Add "**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."
- Page 1, under "**APPROVAL OF MINUTES**" in regards to October 12, 2004 meeting: "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."
- Page 3, under "**NAUTILUS GENERAL CONTRACTORS (Dave Slany)**":
 - In 2nd **NOTATION**, add word "demolition" before "job".
 - In motion and discussion, change "\$44,000" to "\$48,088 (includes \$8824 for demolition)".
- Page 3, under "**NEW BUSINESS**": At end (after "Community Action") of 2nd (last) motion, add "with date for termination for current courtesy patrol set for 12-1-04."

Minutes of November 9, 2004 were approved unanimously as submitted and corrected.

Minutes of November 10, 2004 Special Meeting were submitted for review and approval.

Mike Harris submitted the following correction:

- Add "**NOTATION**: Mike Harris was never notified of this meeting."

MOTION was made by Dave Harp and 2nd by Jane Karkosky that minutes of the November 10, 2004 Special Meeting be accepted as submitted. Motion carried with six voting in favor and Mike Harris abstaining after stating he was never notified of this meeting.

Minutes of December 6, 2004 Special Meeting were submitted for review and approval.

Mike Harris submitted the following corrections:

- Page 1, end of 1st motion: After Mike Harris voting nay", add, "based upon no master plan being followed."
- Page 2, after paragraph on "Magnets": Add "**NOTATION**: Mike Harris left at this point (just before 5 PM) due to prior commitments."
- Page 2, end of page: After "Opinion needed from attorney regarding elimination of the Association water pool.", insert "**NOTATION**: Mike Harris noted that an opinion dated 9-27-04 had already been received."

MOTION was made by Dave Harp and 2nd by Frank Frangul that minutes be accepted as submitted. Motion carried with six voting in favor and Mike Harris voting nay since his corrections were not being included.

ORGANIZATION OF OFFICERS

MOTION was made by Kay Hatch and 2nd by Dave Harp that Frank Frangul serve as Secretary. Motion carried with six voting in favor and Mike Harris voting nay.

MOTION was made by Dave Harp and 2nd by Jane Karkosky that Kay Hatch serve as President. Motion carried with six voting in favor and Mike Harris voting nay.

MOTION was made by Kay Hatch and 2nd by Sunny Lee that Jane Karkosky serve as Vice President. Motion carried with six voting in favor and Mike Harris voting nay.

MOTION was made by Kay Hatch and 2nd by Jane Karkosky that Dave Harp continue to serve as Treasurer. Motion carried with six voting in favor and Mike Harris voting nay.

MANAGEMENT REPORT

Magnets - MOTION was made by Dave Harp and 2nd by Greg Dunivant that Board proceed with purchase of magnets, style to be discussed, displaying CPMC, courtesy patrols and Curbside telephone numbers. Motion carried with six voting in favor and Mike Harris voting nay.

Audit - MOTION was made by Dave Harp and 2nd by Jane Karkosky to approve bid of \$2800 from Mark Reece to do annual audit, and tax returns plus another \$300 for audit of Water Submetering Systems (WSS) billings. Motion carried with all in favor.

Asphalt/Curbs - MOTION was made by Sunny Lee that Board approves repainting of red curbs. Motion withdrawn until assessment can be made of damaged areas needing repair.

MOTION was made by Dave Harp and 2nd by Jane Karkosky to hire Dave Dalton at cost of \$1,750.00 to replace concrete at north side of the gate. Motion withdrawn until it is established who owns the property.

Vantage Pointe Pool - MOTION was made by Dave Harp and 2nd by Sunny Lee to approve \$955.60 to TOMCO to repair wrought iron at Euclid and Monte Way pools. Motion carried with all in favor.

Dave Dalton - MOTION made by Sunny Lee and 2nd by Greg Dunivant to spend \$135.00 to re-attach tile that has slipped and to move plaque at entrance to property. Motion carried with all in favor.

Winston Mailbox - MOTION made by Dave Harp and 2nd by Sunny Lee that \$978.00 be approved for demolition of Winston box stucco to be followed by notification to the USPS. **Motion amended** by Mike Harris who stated owners of eight (8) active boxes need to be informed. Motion as amended carried with all in favor.

ADJOURNMENT

There being no further business to come before the Board, motion was made by Sunny Lee and 2nd by Jane Karkosky that meeting be adjourned. Kay Hatch adjourned meeting at 10:20 p.m. in order to go into Executive Session.