

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

Pointe South Mountain Resort Hotel

Meeting Minutes of February 14, 2005

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

Directors absent: Sunny Lee
Greg Dunivant

City Property Management Company: Renee Gordon, Property Manager

Recording Secretary: Renee Gordon

HOMEOWNERS' OPEN COMMENTS (NOT HELD)

CALL TO ORDER

Kay Hatch called meeting to order at 6:30 p.m.

RATIFICATION OF MINUTES

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

RESOLVED that the minutes of the Board of Directors of the Association held January 11, 2005 is a true and accurate record of the meeting and is hereby ratified as corrected. Motion was adopted unanimously.

Mike Harris made a **motion** to approve the January 24, 2005 minutes as corrected. Motion was adopted.

Nautilus

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

RESOLVED to have Nautilus General Contractors patch and repair roof leaks immediately noting that no warranty will be provided on these repairs with a price limit of \$250.00 per job. Motion was adopted unanimously.

Insurance

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

RESOLVED to accept the Travelers Insurance policy with a \$2,500.00 deductible for \$68,376.00, and D&O coverage for 1 Million dollars from CNA Insurance for \$2,325.00. Motion was adopted unanimously.

Vantage Pointe Pool

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

RESOLVED to install a heater for up to \$2,500.00 at the Vantage Pointe Pool. Motion was adopted unanimously.

Landscaping

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

RESOLVED to have ValleyCrest Landscaping clean off all the courthome roofs and dispose of the debris for \$30.00 per building. Motion was adopted unanimously.

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

RESOLVED to accept ValleyCrest's bid of \$3,455.00 for trimming eight Eucalyptus trees. Motion was adopted unanimously.

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

RESOLVED to approve \$609.96 for KDT to fix damage from branch from common area Eucalyptus tree falling in homeowner's pool/spa @ 9433 S. 47th Place. Motion was adopted unanimously.

Miscellaneous Items

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

RESOLVED to pay \$520.10 to Andy's Collision Centers for the damage done by the ceiling falling on a vehicle in the courthome carport. Motion was adopted unanimously.

Dave Harp made a **motion**, 2nd by Jane Karkosky, that the following resolution be adopted:

RESOLVED to waive the \$100.00 & \$50.00 fines for lot #393 as homeowner has corrected the issues. Motion was adopted unanimously.

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

RESOLVED to accept the bid from Indigo Painting to prime and repaint the headers for a total of \$500.00 and the T-11 siding for a total of \$700.00 for 2 buildings. Motion was adopted unanimously.

NOTATION: Motion by Frank Frangul to approve bid for \$485 for welding 24 spikes to the front gate to puncture a vehicle's radiator hitting the gate was rejected.

ADJOURNMENT

There being no further open session matters to discuss, the Board adjourned the meeting at 8:30 p.m.