

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

Pointe South Mountain Resort Hotel

Meeting Minutes of September 10, 2005 (Saturday)

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

Directors absent: None

City Property Management Company: Renee Gordon, Property Manager  
Brian Lincks, Vice President

Recording Secretary: Barbara A. Hanser

**HOMEOWNERS' OPEN COMMENTS SESSION NOT HELD**

**CALL TO ORDER**

Kay Hatch called the meeting to order at 9:45 a.m.

**PRESENTATION BY BRIAN LINCKS**

Mike Harris made the following **MOTION**:

City Property Management Company to develop an RFP to be submitted to the Board for its consideration at the October meeting. RFP required to include a specific rate breakdown by unit type (e.g. \$#.##/month for each of the 405 courthomes, \$#.##/month of each of the homes without a separate city water meter for which management company must determine water/sewer bill amounts, and \$#.##/month for each of the homes with a separate city water meter or which otherwise does not require the property management company to determine its water/sewer billing amount. Upon approval, RFP would be submitted only to **major** property management companies.

Motion 2<sup>nd</sup> by Phil Gauthier. Phil Gauthier amended the motion stating that RFP would be submitted only to those HOA companies that specialize in property management. Motion carried with five Board members voting affirmative and two members (Dave Harp and Jane Karkosky) opposed.

**RATIFICATION OF MINUTES**

Minutes of July 11, 2005 Regular Monthly Meeting were submitted for review and approval.

**MOTION** was made by Dave Harp and 2<sup>nd</sup> by Jane Karkosky to approve the minutes of Regular Monthly Meeting held July 11, 2005 as submitted. Motion carried with six Board members voting in affirmative and Mike Harris voting in opposition.

Minutes of July 28, 2005 Special Meeting were submitted for review and approval.

**MOTION** was made by Dave Harp and 2<sup>nd</sup> by Frank Frangul that minutes of Special Meeting held July 28, 2005 be approved as submitted. Phil Gauthier and Mike Harris amended the motion asking that list of five (5) courthome roof locations be included in the minutes. Locations are as follows:

- 8861 S. 48th Street
- 8865 S. 48th Street
- 4809 E. Euclid
- 8625 S. 51 Street
- #5?

The following locations are next in line (six can be done and will still be within budget):

- 4852 E. Euclid
- 4936 E. Siesta
- 8834 S. 51st Street
- 4706 E. Caldwell

Motion and amendment carried with all in favor.

**MANAGEMENT REPORT**

**MOTION** was made by Phil Gauthier and 2<sup>nd</sup> by Dave Harp to accept bid from Sunland Asphalt in the amount of \$3,849.54 to do crack fill repair on the community streets. Motion carried with all in favor.

**MOTION** was made by Greg Dunivant and 2<sup>nd</sup> by Jane Karkosky that Board approve bid of \$1,042.12 from Sunland Asphalt to paint red curbing (includes NO PARKING stencils). Motion carried with all in favor.

**MOTION** was made by Greg Dunivant to hire a landscape designer to develop and submit plans for improvements/updates to Vantage Pointe Pool pathway area and get three (3) bids in order to complete the project. Motion 2<sup>nd</sup> by Phil Gauthier. Motion carried with all in favor.

**MOTION** was made by Dave Harp to approve installation of two steel doors at the Vantage Pointe Pool, said installation of doors and frames to be done by Dave Dalton for a total cost of \$1700.00. Motion 2<sup>nd</sup> by Greg

Dunivant. Motion carried with five Board members voting in the affirmative and two members (Mike Harris and Jane Karkosky) voting in opposition.

**MOTION** was made by Greg Dunivant that Board accept bid of \$4,521.66 from TOMCO for fabrication and installation of black pickets on top of existing black fence and pool pump room at Vantage Pointe Pool, said pickets to be angled. Motion 2<sup>nd</sup> by Dave Harp. Motion carried with six Board members voting in the affirmative and Mike Harris voting in opposition.

**MOTION** was made by Jane Karkosky to have Dave Dalton complete replacement of wood rot on following 5 courthomes:

- 8629-1 South 48th Street (porch wood to be replaced and stained)
- 8646-1 South 51st Street (beam dry rot needs replacement)
- 8805-1 South 51st Street (deck boards have rotted and need replacement)
- 4802-3 East Euclid (deck boards)
- 8818-2 South 51st Street (floor joists on balcony)

Motion 2<sup>nd</sup> by Phil Gauthier. Motion carried with all in favor.

**MOTION** was made by Mike Harris, in connection with water nonpayment, that Board approves changing fine procedure from waiting six months to when it reaches \$300.00. Motion amended by Greg Dunivant to "\$300 or 90 days whichever comes first." Motion 2<sup>nd</sup> by Greg Dunivant. Motion carried with all in favor.

**MOTION** was made by Dave Harp and 2<sup>nd</sup> by Greg Dunivant that Board approves writing off old water bill for Lot #1571 in the amount of \$553.26. Motion carried with all in favor.

**MOTION** was made by Phil Gauthier, in connection with back bills from ValleyCrest, that Renee Gordon negotiates \$5000 deduction from the bill but no less than \$13,674. Motion 2<sup>nd</sup> by Dave Harp. Motion carried with all in favor.

**MOTION** was made by Phil Gauthier that Board allow Renee Gordon, Property Manager, more flexibility to spend funds for **maintenance** expenses that were within the approved budget limits and then to present a list of all such expenses so authorized for review at the next board meeting as opposed to delaying needed maintenance to get approval first. Motion 2<sup>nd</sup> by Greg Dunivant. Motion carried with all in favor.

#### **ADJOURNMENT**

There being no further business to come before the Board, **motion** was made by Greg Dunivant and 2<sup>nd</sup> by Mike Harris that meeting be adjourned. Kay Hatch adjourned the meeting at 12:25 p.m.