

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

Pointe South Mountain Resort Hotel

Meeting Minutes of October 8, 2005 (Saturday)

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

Directors absent: Dave Harp, Treasurer

City Property Management Company: Renee Gordon, Property Manager

Recording Secretary: Barbara A. Hanser

HOMEOWNERS' OPEN COMMENTS

Not held.

CALL TO ORDER

Kay Hatch called the meeting to order at 9:30 a.m.

RATIFICATION OF MINUTES

Minutes of September 10, 2005 Regular Monthly Meeting were submitted for review and approval.

CORRECTIONS from Mike Harris:

- Page 1, **PRESENTATION BY BRIAN LINCKS**: add stipulation that RFP should be broken down with rates (\$/unit/month) by unit type (i.e. courthomes, single family, single family attached with submetering by property management company)
- Page 2, **MANAGEMENT REPORT**, 4th MOTION: note that Mike Harris and Jane Karkosky were the two voting no.
- Page 2, 5th MOTION: note that Mike Harris voted in opposition.
- Last motion prior to adjournment: change "projects" to "maintenance" and add that property manager "will present a list of all such expenses so authorized for review at the next regular board meeting."

MOTION was made by Jane Karkosky and 2nd by Phil Gauthier that minutes of September 10, 2005 Regular Monthly Meeting be approved as corrected. Motion carried with all in favor.

TREASURER'S REPORT

There was no report from the Treasurer due to absence of Dave Harp.

MANAGEMENT REPORT

Re-keying Pools - MOTION was made by Phil Gauthier and 2nd by Greg Dunivant that the Property Manager research pool electrical access in addition to standard keys. Motion halted following instructions to place this project on Action Item List.

Defunct Gosnell Light Columns - MOTION was made by Jane Karkosky and 2nd by Phil Gauthier that Board approve removal by Dave Dalton of two (2) columns at base of former steps now removed at Vantage Pointe Pool for a cost of \$400.00. Motion carried with all in favor. **Notation:** Mike Harris pointed out that he had recommended this during the remodeling project and this \$400 would have been saved if done at that time.

Landscape Update - MOTION was made by Greg Dunivant that Board hires Paramount Landscape & Maintenance, Inc. on an emergency 60-day interim basis. Motion was 2nd by Mike Harris. Motion carried with all in favor.

MOTION was made by Mike Harris that Board goes out for bid for landscaping contract utilizing the original RFP package as a starting point. In addition, package should specify breakdown of common areas vs. courthome areas. Package should include a Board approved color-coded map, delineating all common area walls and showing clearly courthome areas vs. common areas. Motion was 2nd by Jane Karkosky. Motion carried with all in favor.

Vantage Pointe Pool Pathway Renovation - MOTION was made by Phil Gauthier that Board approves using Dave Dalton for installation of 15 lights along the pathways at Vantage Pointe Pool, cost not to exceed \$1750.00. Further, he moved that Board approve \$500 for using Ideas That Grow, requesting them to submit to the Board an architectural design for both sides of the Vantage Pointe Pool pathway. Motion was 2nd by Jane Karkosky and carried with all in favor.

MOTION was made by Frank Frangul that Board approves expenditure of \$1658.00 for granite and plants around the original models on Caldwell. Motion was 2nd by Greg Dunivant. Motion carried with five in favor and Mike Harris voting in opposition stating he did not agree on spending money on landscaping **extras** without a master plan and before regular landscaping maintenance issues were resolved.

Community Action - MOTION was made by Mike Harris that Board approves vehicle booting on 48th Street. Mike Harris amended motion to stipulate that Board Property Manager makes certain that indemnification clause is included in the vendor contract per the recommendation already obtained from the attorney. Motion was 2nd by Jane Karkosky. Motion was carried with all in favor.

TAPING OF MEETINGS

MOTION was made by Jane Karkosky that Board would not allow taping or recording to take place at all Board meetings with the exception of taping by the Recording Secretary. Motion was 2nd by Frank Frangul. Motion did not carry with Greg Dunivant and Phil Gauthier abstaining, Mike Harris voting in opposition, and three members voting in favor.

MOTION was made by Greg Dunivant that minutes kept by the Recording Secretary be saved in tape format to be released only by Board resolution. It should be noted that meeting will be taped by the Recording Secretary only, said tapes to be kept for a rolling 12 month period. Motion was 2nd by Jane Karkosky. Motion carried with four members voting in favor, Mike Harris voting in opposition, and Phil Gauthier abstaining.

ROOFING REPORT

MOTION was made by Phil Gauthier that Board approve \$35,000 to be taken from reserves for roofing repairs at the following locations: 8834 South 51st, 4936 East Siesta Drive, and 5040 East Siesta Drive. Motion was 2nd by Jane Karkosky. Motion carried with all in favor.

TURN IN YOUR NEIGHBOR TRASH PROGRAM

MOTION was made by Greg Dunivant that Board approves \$500.00 to fund gift certificates as rewards in connection with the Turn in Your Neighbor Trash Program. It was noted that homeowner complaints must include address or proof of trash violator. Motion was 2nd by Phil Gauthier. Motion carried with five in favor and Mike Harris abstaining.

DIRECTORS & OFFICERS (D&O) LIABILITY POLICY

MOTION was made by Jane Karkosky that any claim made against the D & O policy would require a Board resolution. Motion was 2nd by Greg Dunivant. Motion carried with five members voting in the affirmative and Mike Harris voting in opposition since the D&O Policy is designed to protect members both collectively and individually in the case of disputes with each other. In other words, the board should not effectively nullify part of the coverage.

KYRENE SCHOOL DISTRICT

MOTION was made by Mike Harris that Board grants permission to the Kyrene School District to transit the PSMRA property with a school bus. Motion was 2nd by Phil Gauthier. Motion carried with all in favor.

ADJOURNMENT

There being no further business to come before the Board, motion was made by Phil Gauthier and 2nd by Greg Dunivant that meeting be adjourned. Kay Hatch adjourned the meeting at 11:35 a.m.