

POINTE SOUTH MOUNTAIN RESIDENTIAL ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
City Property Management Company

Meeting Minutes of October 13, 2005

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

Directors absent: Frank Frangul, Secretary

City Property Management Company: Renee Gordon, Property Manager

Recording Secretary: Barbara A. Hanser

CALL TO ORDER

Kay Hatch called the Special Meeting to order at 6:55 p.m.

COURTHOME ROOFING PROJECT

Phil Gauthier gave a presentation of roofing bids and various processes for courthome roofs as well as carports.

NOTATIONS:

- 94 buildings have original tile roofs
- 37 Capistrano flat roofs need recoating
- 35 (later determined to be 36) Gosnell buildings never had original flat roofs redone
- Following carport roofs are in serious danger of coming down:
 - 8834 51st Street
 - 4936 Siesta
- 24 tile leaks exist and 17 should be done as soon as possible
- Property Manager reported that 4706 Caldwell is also in poor shape.

MOTION was made by Dave Harp to approve Nautilus at a cost of \$17,552 for the pop outs to be completed and, further, approve Dave Dalton for re-coating Capistrano foam roofs at a cost of \$11,100. Motion was 2nd by Phil Gauthier. Motion carried with all in favor.

MOTION was made by Dave Harp that, in light of ongoing problems with SPI repairs, Board approves foaming the flat roof at 5040 E. Siesta. Motion was 2nd by Phil Gauthier. Motion carried with all in favor.

MOTION was made by Dave Harp that Board approves \$72,852 to complete 35 flat roofs and 35 carport roofs, using the foam process. Motion was 2nd by Greg Dunivant. Motion carried with five members voting in favor and Mike Harris voting in opposition because no detailed bid specifications or master plan was being followed.

ADJOURNMENT

There being no further business to come before the Board, motion was made by Greg Dunivant and 2nd by Dave Harp that the meeting be adjourned. Kay Hatch adjourned the meeting at 8:35 p.m.