

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

Meeting Minutes of November 12, 2005 (Saturday)

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 meeting to order at 9:02 a.m.

**HOMEOWNERS' OPEN COMMENTS**

Homeowner Ben Gordon submitted a document showing condition of east and west washes off 48<sup>th</sup> Street and requested routine maintenance of the natural washes. Ben also requested that the tree that was removed a long time ago from the Ardmore cul-de-sac be replaced.

Barry Smith reported about a garage sale being conducted.

Jane McBee stated she was upset with the repeated changing of meeting dates, especially the last fiasco in regards to this meeting which had been changed three times (originally 2<sup>nd</sup> Tuesday of month (November 8<sup>th</sup>) to Saturday November 12, back to November 8<sup>th</sup>, and now back to November 12). To top it all off, a special meeting was being called for November 15 because CPMC and Dave Harp will still not ready to present a budget for review and approval.

**STEVE SANDHUSEN**

**MOTION** was made by Mike Harris that City Property Management Company writes letters to neighbors informing them that their Ficus trees have caused problems and may cause future problems if not remedied. Motion was 2<sup>nd</sup> by Phil Gauthier and carried with all in favor.

**RATIFICATION OF MINUTES**

Minutes of October 8, 2005 Regular Monthly Meeting were submitted for review and approval.

Mike Harris made the following corrections:

- Page 2, **Vantage Pointe Pool Pathway Renovation Motion**: insert "\$500.00 for" between "approve" and "using Ideas That Grow"
- Page 2, **TAPING OF MEETINGS**, 2<sup>nd</sup> MOTION: note that Phil Gauthier abstained
- Page 3, **TURN IN YOUR NEIGHBOR TRASH PROGRAM**: note that Mike Harris abstained
- Page 3, **D&O POLICY**: note that Mike Harris voted against motion that effectively nullified part of coverage

**MOTION** was made by Mike Harris and 2<sup>nd</sup> by Jane Karkosky that minutes of October 8, 2005 Regular Monthly Meeting be approved as corrected. Motion carried with all in favor.

Minutes of Special Meeting held October 13, 2005 were presented for review and approval.

Mike Harris made the following corrections:

- Note meeting held at CPMC, not Resort, as common with almost all special meetings
- Page 1, **COURTHOME ROOFING PROJECT**: correct 3<sup>rd</sup> part of NOTATION to now read: "35 Gosnell buildings never had original flat roofs redone."

**MOTION** was made by Mike Harris and 2<sup>nd</sup> by Greg Dunivant that minutes be approved as corrected. Motion carried with all in favor.

**ACC COMMITTEE**

Greg Dunivant reported that the committee has no outstanding issues at this time.

**MANAGEMENT REPORT**

**APS Contract** - Mike Harris stated that the indemnification clause in the contract did not meet the requirements already recommended by legal. **MOTION** was made by Phil Gauthier that the indemnification clause in this contract be clarified. Motion was tabled and then Phil Gauthier removed the motion.

**MOTION** was made by Dave Harp that Board have Lynn Krupnik look at the "hold harmless" indemnification clause in the APS contract and determine if it is legally acceptable. Motion was 2<sup>nd</sup> by Greg Dunivant. Motion carried with five voting in favor and Mike Harris voting in opposition stating too much money had already been wasted on legal opinions in regards to parking and that they already had a legal opinion on this very issue.

**OLD BUSINESS**

**Landscaping Contract** - **MOTION** was made by Greg Dunivant that Paramount is kept as vendor on a month to month basis until the RFP is completed. Motion was 2<sup>nd</sup> by Dave Harp. Mike Harris protested that it had already taken far too long to develop an RFP and a time limit should be set. Motion was amended with stipulation that month to month basis not go beyond June 30, 2006. Amended motion 2<sup>nd</sup> by Greg Dunivant. Motion carried with all in favor.

**NEW BUSINESS**

**2006 Budget** - Property Manager was asked to have budget figures moved from current program to a simple Excel spreadsheet, add one column showing last year's figures along with room to add notations. Follow up budget meeting to be held Tuesday, November 15 at City Property Management Company.

**RDA Study** - **MOTION** was made by Dave Harp to have RDA study update (last one was October 2004) available by January 31, 2006. Motion 2<sup>nd</sup> by Greg Dunivant. **Motion** was **amended** by Phil Gauthier that Board allows Mike Harris to come forward with his study update in addition to commissioning another RDA report from an independent source. Motion was carried with five voting in favor and Mike Harris voting in opposition. Mike Harris saw no need to spend money on a company to simply crunch numbers in order to produce a study based solely on information being provided to the company. Mike Harris stated he had developed his own program and would happily crunch the numbers for free.

**ELECTION COMMITTEE**

**MOTION** was made by Dave Harp that Frank Frangul, Secretary, be appointed by the Board to be Chair of the Election Committee. Motion 2<sup>nd</sup> by Jane Karkosky. Motion carried with Mike Harris voting no.

**ADJOURNMENT**

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