

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

Meeting Minutes of November 15, 2005

Directors present: Kay Hatch, President
Jane Karkosky, Vice President
Dave Harp, Treasurer
Frank Frangul, Secretary (left due to illness)
Greg Dunivant
Mike Harris
Phil Gauthier

Directors absent: None

City Property Management Company: Renee Gordon, Property Manager

Recording Secretary: Barbara A. Hanser

CALL TO ORDER

Kay Hatch called the special budget meeting to order at 6:00 p.m.

RDA STUDY

MOTION was made by Kay Hatch that the sole Board contact for RDA would be Dave Harp, Treasurer. Motion 2nd by Dave Harp. Motion was amended to include Property Manager (Renee Gordon) as a second contact for RDA through which all other board member issues could be address. Motion was carried with all in favor.

SPEAKER TIME LIMITATIONS

MOTION was made by Greg Dunivant that Board set a speaking time limit of five (5) minutes per topic for homeowners when addressing the Board during meetings. Further, he moved that this speaking limit be noted at the top of the Board agenda. Motion was amended to set the time limit at three (3) minutes, allowing equal time for both sides of an issue. Motion 2nd by Frank Frangul. Motion passed with all in favor.

NOTATION: Property Manager was requested to check the legislation passed last year in connection with equal speaking time for both sides of an issue.

DELINQUENT WATER BILLS

MOTION was made by Jane Karkosky that letter be sent to Lot #1532 stating that if the water bill in the amount of \$1,382.06 is not paid by January 1, 2006, water will be shut off. Motion amended to include Lot #2 and Lot #58 in this action. Motion 2nd by Kay Hatch. Motion carried with six in favor and Mike Harris strongly voting in opposition of this method of collection.

2006 BUDGET

Residential Budget Changes:

- delete CC&R compliance line item
- raise propane line item by \$10,000
- pest control line item will be \$2500.00
- reserve study line item to be \$500.00
- add \$13,000.00 to expenses as presented

MOTION was made by Dave Harp that Board accepts budget as adjusted with no increase in assessments and leave common area at \$86.00 per month. Motion 2nd by Jane Karkosky. Motion carried with all in favor.

Courthome Budget

Dave Harp recommended the following changes:

- Maintenance & Repair/Exterior increase to \$8,500.00
- Maintenance & Repair/Roofs increase to \$20,000.00
- Account # 5210 Awning Maintenance/Repair changed to \$5,000 in the operating budget in order to repair the approximately 17 known bad awnings at that time.

NOTATION: Total monthly courthome dues stands @ \$185 (\$86.00 to common area, \$99 for courthomes including \$23.62 for reserves and \$33.33 for water).

Mike Harris stated that he disagreed with the water allocation figures between common area versus courthomes and the figure for the latter should be \$26.95 as opposed to \$33.33.

MOTION was made by Phil Gauthier that Board increase the courthome dues by \$25.00 to be put into reserve account for courthomes and to be applied to re-roofing tile roofs and awning replacement. Phil Gauthier amended his motion to increase courthome dues by \$20.00. Motion 2nd by Kay Hatch. Motion carried with five voting in the affirmative and Mike Harris voting in opposition.

Mike Harris also objected to the unnecessary increase in dues that could be avoided with sound financial management in addition to the misallocation of water charges noted above.

ADJOURNMENT

There being no further business to come before the Board, motion was made by Jane Karkosky and 2nd by Dave Harp that meeting be adjourned. Kay Hatch adjourned the meeting at 8:45 p.m.