

**POINTE SOUTH MOUNTAIN RESIDENTIAL ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
Pointe South Mountain Resort

Meeting Minutes of January 10, 2006

Directors present: Kay Hatch, President  
Jane Karkosky, Vice President  
Dave Harp, Treasurer  
Frank Frangul, Secretary  
Greg Dunivant  
Dana Kennedy  
Mike Harris (arrived at 7:05 p.m.)

Directors absent: Phil Gauthier (elected at last election despite resigning and moving)

City Property Management Company: Renee Gordon, Property Manager (Outgoing)  
Terri Thomas, Property Manager (Incoming)

Recording Secretary: Margaret Shelton

**CALL TO ORDER**

Kay Hatch called the meeting to order at 7 p.m.

**APPOINTMENT OF DANA KENNEDY**

Dave Harp made a motion, 2<sup>nd</sup> by Greg Dunivant, that the following resolution be adopted:

**RESOLVED** to appoint Dana Kennedy to the open position of director on the Pointe South Mountain Board of Directors. Motion carried and the resolution adopted by a unanimous affirmative vote.

Mike Harris arrived after this vote, but agreed with the appointment of Dana Kennedy since she had the next most votes at the last election.

**ORGANIZATION OF OFFICERS**

Dave Harp made a motion, 2<sup>nd</sup> by Frank Frangul, that the following resolution be adopted.

**RESOLVED** to nominate Kay hatch as President. Motion carried and resolution adopted by 6 ayes and 1 nay by Mike Harris.

Kay Hatch made a motion, 2<sup>nd</sup> by Jane Karkosky, that the following resolution be adopted.

**RESOLVED** to nominate Dave Harp as Treasurer. Motion carried and resolution adopted by 6 ayes and 1 nay by Mike Harris.

Dave Harp made a motion, 2<sup>nd</sup> by Kay Hatch, that the following resolution be adopted.

**RESOLVED** to nominate Frank Frangul as Secretary. Motion carried and resolution adopted by 6 ayes and 1 nay by Mike Harris.

Dave Harp made a motion, 2<sup>nd</sup> by Frank Frangul, that the following resolution be adopted.

**RESOLVED** to nominate Jane Karkosky as Vice President. Motion carried and resolution adopted by 6 ayes and 1 nay by Mike Harris.

**RATIFICATION OF MINUTES**

Kay Hatch made a motion, 2<sup>nd</sup> by Dave Harp, that the following resolution be adopted:

**RESOLVED** that the minutes of the Board of Directors of the Association meeting held November 12,2005 are a true and accurate record of the meeting and are hereby ratified. Motion carried and resolution adopted by 6 ayes and 1 nay by Mike Harris.

Kay Hatch made a motion, 2<sup>nd</sup> by Dave Harp, that the following resolution be adopted:

**RESOLVED** that the minutes of the Special 2006 Budget Meeting held November 15, 2005 is a true and accurate record of the meeting and is hereby ratified. Motion carried and resolution adopted by 6 ayes and 1 nay by Mike Harris.

**BERGHOFF LANDSCAPING**

Dave Harp made a motion, 2<sup>nd</sup> by Mike Harris, that the following resolution be adopted:

**RESOLVED** to pay Berghoff Landscaping \$7447.00 minus the cost to reset the timers. Motion carried unanimously.

**OUTSTANDING INVOICES**

Mike Harris made a motion, 2<sup>nd</sup> by Dave Harp, that the following resolution be adopted.

**RESOLVED** to pay the outstanding invoices of \$900.00, \$1150.00, \$585.00 and \$270.00 to Dave Dalton. Motion carried unanimously.

**NEW BUSINESS**

Greg Dunivant made a motion, 2<sup>nd</sup> by Mike Harris, that the following resolution be adopted:

**RESOLVED** to place a sign in sheet in the back of the room for homeowners who want to speak. Motion carried unanimously.

Dave Harp made a motion, 2<sup>nd</sup> by Greg Dunivant, that the following resolution be adopted:

**RESOLVED** to hire KY-KO Roofing Systems to coat the Capistrano roofs for \$24,050. Motion carried unanimously.

Dave Harp made a motion, 2<sup>nd</sup> by Mike Harris, that the following resolution be adopted:

**RESOLVED** to spend up to \$5,000 to replace 18 of the court home awnings. Motion carried unanimously.

**Notation:** Here is the list of **19** awnings (Brand: Sunbrella; Color: Alpine Green) which were supposedly replaced by Aluma-Line, Inc. per the above motion:

- (2) 8613-3 South 51<sup>st</sup> Street
- (2) 8449-2 South 48<sup>th</sup> Street
- (1) 4740 Euclid Avenue
- (1) 4928-3 East Hazel Drive
- (1) 8834-3 South 51<sup>st</sup> Street
- (1) 5040-3 East Siesta Drive
- (1) 5054-3 East Siesta Drive
- (1) 8801-1 South 48<sup>th</sup> Street
- (2) 4810-3 Euclid Avenue
- (1) 8661-2 South 51<sup>st</sup> Street
- (1) 4821-2 Winston Drive
- (1) 4706 Euclid Avenue
- (1) 8844-2 South 51<sup>st</sup> Street
- (2) 8658-2 South 51<sup>st</sup> Street
- (1) 4928-2 East Siesta Dr.

Why are the ones in red on the list since they are not courthomes?

**ADJOURNMENT**

There being no further open session matters to discuss, Board of Directors adjourned meeting at 9:16 p.m. The next meeting will be February 14, 2006.