

**PROMONTORY POINTE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
April 5, 2021**

NOTICE OF MEETING

Upon due notice given, a meeting of the Board of Directors for Promontory Pointe Homeowners Association was held on April 5, 2021 at the hour of 6:30 p.m. via Zoom.US.

ATTENDANCE

Directors Present: Bill Stringfellow, Steve Letko and Dayana Villasenor.

Directors not Present: Mary Cavanaugh.

Representing Encore Property Management: Susan Beaver.

CALL TO ORDER

The Board of Directors Meeting was called to order at 6:38 p.m. by Bill Stringfellow, Vice President.

HOMEOWNER FORUM

There was one (1) homeowner present for Homeowner Forum

CONSENT CALENDAR

- A. Review/Approve Minutes of February 1, 2021
- B. Review/Approve Management Report of February 1, 2021
- C. Review Financials ending February 2021
- D. Ratify Financials ending January 2021
- E. Lien Resolutions for Non Payment #304-571-009 and #304-484-047

A motion was made by Bill Stringfellow to approve the Consent Calendar as submitted. Seconded by Steve Letko. Motion carried unanimously.

LANDSCAPE REPORT/PROPOSALS

The Board of Directors ratified invoice #638794 from Weathermatic to renew controllers 43027, 43022 and 43025 in the community linked to Smartlink for 1 year.

Motion made by Steve Letko, seconded by Dayana Villasenor to approve the following proposals from CLS Landscape:

#091053	Stump grind 1 Chinese Flame tree that is too close to fence and damaging pavers and right side gate at 27882 JFK unit C	\$550.00
#091399	Apply snail bait to all shrubs and ground cover throughout	\$712.80

The Board of Directors reviewed the reports from CLS from January 25, 2021, February 25, 2021 and March 23, 2021.

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UNFINISHED BUSINESS

Pool Furniture

Motion made by Steve Letko, Seconded by Bill Stringfellow to approve replacement of pool furniture. Motion Passed.

5-Year Corrections

The Board of Directors reviewed proposal #2000831-293 from Shield Fire Protection for 5-year Sprinkler System Corrections. Motion made to Approve proposal and call Homeowners in to hearings at a separate meeting. Motion Passed.

NEW BUSINESS

Pool Area

The Board of Directors discussed opening the pool area. Motion made to aim re-opening the pool for July 1st and discuss at the next Board Meeting. Placed back in Board Packet.

The Board of Directors reviewed correspondence from Personal Touch inquiring about resuming Janitorial Service at the pool area. Motion made to resume Janitorial Services as soon as pool re-opens. Motion passed.

The Board of Directors reviewed proposals for Access Control for Pool Area from SST. Motion made to inquire the cost of key fobs and obtain other bids. Motion Passed.

Fire Extinguisher Service

Motion made by Steve Letko, seconded by Bill Stringfellow to approve proposal from Shield Fire Protection for fire extinguisher annual maintenance at a cost of \$1,350.00.

Reserve Study Proposal

Motion made by Steve Letko, seconded by Dayana Villasenor to approve proposal from Reserve Data Analysis to prepare Reserve Study with onsite inspection for 2022 at a cost of \$1,295.00. Motion passed.

Antis Recommendations

The Board of Directors approved WO #A18014 from Antis to remove 3 satellite dishes that are no longer connected at a cost of \$490.00. Motion passed.

Financial Review Report

Motion made by Steve Letko, seconded by Bill Stringfellow to approve the Draft Financial Report prepared by Frisbey, Carter and Associates for FYE 12/31/2020. Motion passed.

Owner Complaint

The Board of Directors reviewed a homeowner complaint regarding landscape not picking up trash for 3 weeks.

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NEXT MEETING

The next meeting date is scheduled for June 7, 2021 at the hour of 6:00 P.M. Location via Zoom.

EXECUTIVE SESSION DISCLOSURE

The Board adjourned to Executive Session to review the Executive Session Minutes, collection accounts, violations and hearings.

ADJOURNMENT

There being no further business to bring before the Board at this time, the meeting was adjourned at 7:15 p.m.

Respectfully submitted by:
Susan Beaver, CCAM® – ND, CI
Community Manager.

ATTEST:


(Authorized Board Member)

Date