

**PROMONTORY POINTE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
AUGUST 1, 2022**

**NOTICE OF MEETING**

Upon due notice given, a meeting of the Board of Directors for Promontory Pointe Homeowners Association was held on August 1, 2022 at the hour of 6:00 pm at Moreno Valley Conference & Resource Center.

**ATTENDANCE**

Directors Present: Dayana Villasenor, Steve Letko and Joe Rutherford.

Directors not Present: Mary Cavanaugh & Bill Stringfellow.

Representing Encore Property Management: Elizabeth Mefford.

**CALL TO ORDER**

The Board of Directors Meeting was called to order at 6:08 p.m. by Steve Letko, Treasurer.

**HOMEOWNER FORUM**

Homeowner Present (2)

**CONSENT CALENDAR**

- A. Review/Approve Minutes of June 6, 2022
- B. Review/Approve Management Report of June 6, 2022
- C. Review Financials ending June 2022
- D. Ratify Financials: None
- E. Lien Resolution: Parcel # 304-484-009

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

**CD/RECOMMENDATIONS**

None.

**LANDSCAPE REPORT/PROPOSALS**

The Board reviewed and approved landscape walk notes as submitted.

The Board tabled all landscape enhancements at this time.

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**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

**Ratifications**

The Board reviewed and approved as submitted the ratification for All Pro Plumbing for building 27960 John F. Kennedy in the amount of \$9,144.05.

The Board reviewed and approved as submitted the ratification for Horizon Lighting at 27883 Cactus Ave Bid #54979-1 and 27959 Cactus Ave Bid #54976-1.

**Financial Draft Statement**

The Board reviewed and approved as submitted the Financial Draft Statement from Frisbey, Carter and Associates.

**Revised Key Policy**

The Board reviewed and approved as submitted the Revised Key Policy for the Pool.

**Antis Roof Maintenance**

The Board tabled the proposal from Antis for roof maintenance and cleaning at this time.

**OC Protection Services Proposal**

The Board tabled the security proposal from OC Protection Services at this time.

**Resident Reserve Parking**

The Board reviewed and approved the Resident Reserve Parking space for Cactus side once we can provide an additional parking space.

**Homeowners Correspondence**

Motion made by Steve Letko to approve the Bid #650883 in the amount of \$597.55 for removal of plant material and reinstall of plant material to 27911 Cactus. Seconded by Dayana Villansenor.

**Reserve Data Analysis Study**

The Board reviewed and approved Reserve Data Analysis Study for 2022-2023.

**NEXT MEETING**

The next meeting date is scheduled for October 3, 2022 at the hour of 6:00 P.M. Location Moreno Valley Conference & Resource Center.

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**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 7:41 p.m.

Respectfully submitted by:  
Elizabeth Mefford  
Community Manager.

**ATTEST:**

  
(Authorized Board Member)

10/3/2022  
Date