

**PROMONTORY POINTE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
OCTOBER 3, 2022**

NOTICE OF MEETING

Upon due notice given, a meeting of the Board of Directors for Promontory Pointe Homeowners Association was held on October 3, 2022 at the hour of 6:00 pm at Moreno Valley Conference & Resource Center.

ATTENDANCE

Directors Present: Mary Cavanaugh, Bill Stringfellow, Steve Letko and Joe Rutherford.

Directors not Present: Dayana Villasenor.

Representing Encore Property Management: Elizabeth Mefford.

CALL TO ORDER

The Board of Directors Meeting was called to order at 6:11 p.m. by Mary Cavanaugh, President.

HOMEOWNER FORUM

Homeowner Present (0)

CONSENT CALENDAR

- A. Review/Approve Minutes of August 1, 2022
- B. Review/Approve Management Report of August 1, 2022
- C. Review Financials ending August 2022
- D. Ratify Financials: July 2022
- E. ~~Lien Resolutions for Non Payment~~

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

CD/RECOMMENDATIONS

None.

LANDSCAPE REPORT/PROPOSALS

The Board reviewed and approved landscape walk notes as submitted.

Landscape Ratifications

The Board Reviewed as submitted the ratification for bid #099922 to raise drain gate at 27962 John F. Kennedy Dr. In the amount of \$673.67

**PROMONTORY POINTE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES
OCTOBER 3, 2022
PAGE 2**

LANDSCAPE CONT'

The Board Reviewed as submitted the ratification for bid #100154 to Trim the 63 Mexican Palms in the amount of \$9,387.00.

The Board Reviewed as submitted the ratification for bid #100172 to remove & replace the lifted concrete sidewalk in the amount of \$2,407.86.

Proposals

The Board of Directors decided to table the Bid #099848 to fill in bare areas at 27911 Cactus at this time.

Motion made by Steve Letko to approve the Bid #100554 for the Annual Seeding Throughout. Seconded by Mary Cavanaugh.

The Board of Directors decided to table bid #'s 100518 and 100519 to repair/replace concrete in various areas at this time until the next Meeting in December of 2022.

CLS Management Contract Increase

The Board reviewed and accepted as submitted the CLS Landscape Maintenance Contract Increase of \$300 per month.

UNFINISHED BUSINESS

Antis Roofing Proposal

The Board of Directors have tabled the Antis Roofing Proposal until the December 2022 Board Meeting.

O.C. Protection Proposal

The Board of Directors have tabled the O.C. Protection services indefinitely.

NEW BUSINESS

Encore Property Managment Increase

The Board reviewed and approved Encore Property Managements contract increase of 5%.

Draft Budget

Steve Letko motioned to approve the Budget increase of 12% to \$435.00 per month. Seconded by Joe Rutherford.

Homeowners Correspondence email

The Board reviewed and accepted the correspondence email from the homeowner at 27962 JFK in regards to possible foundation issues.

**PROMONTORY POINTE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MINUTES
OCTOBER 3, 2022
PAGE 3**

NEW BUSINESS CONT'

Labarre/Oksnee Insurance Correspondence email

The Board reviewed and accepted the corresponding email from Mandi with Labarre/Oksnee.

Waste Management Proposal

The Board of directors has denied the proposal for additional service days and tables indefinitely.

Personal Touch Contract Increase

The Board reviewed and approved the contract increase from Personal Touch of \$333.00 annually, \$27.75 per month.

Cal Sub Meters Increase

The Board reviewed and accepted the Cal Sub Meters Increase from \$8.00 every billing cycle to \$8.50.

Ratifications

The Board Reviewed and accepted the Ratification for Terry's Testing for the new backflow device in the amount of \$1,725.00.

NEXT MEETING

The next meeting date is scheduled for December 5, 2022 at the hour of 6:00 P.M. Location Moreno Valley Conference & Resource Center.

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 7:30 p.m.

Respectfully submitted by:
Elizabeth Mefford
Community Manager.

ATTEST:



(Authorized Board Member)

Date