

## **2023 Promontory Point South (PPS) Annual Meeting Minutes**

December 13, 2023  
At Highland Meadows Grill

Tom Nesler called the meeting to order and noted a quorum of members (20%) was represented.

### **Review of 2022 Meeting Minutes**

The minutes were reviewed. Marilu Theodore made a motion to approve the minutes. Randy Boardman seconded the motion, which passed unanimously.

### **Board Member Terms and Nominations**

Gene Locken, 2024

George Theodore, 2023\*

Jo Boardman, 2024

Tom Nesler, 2023

\*George Theodore shared that he did not think his term was over in 2023. He agreed to stay on the board. Tom Nesler agreed to stay on the board for one more year. Gene Locken and Jo Boardman agreed to complete their terms. Nelson Bultmann volunteered to serve on the Board. It was moved and seconded to accept him as a new member of the board. Vote was unanimously approved.

### **Architectural Review Committee Members and Report**

Tom Thornton

Mike Valdez

Ping-Hui Kao

No members of the board were present. Tom Hannon reported that there were no pending issues or requests at this time. All committee members will remain through 2024.

### **Landscape Maintenance Report/Feedback (Lindgren)**

Tom Hannon reported that Lindgren has done well this past season. They are responsive to concerns. Homeowners voiced concerns in regards to the mowing being too short in some yards, string trimming down to the bare ground, request to hand mow in some front yards. Tom Hannon will share concerns with Frank Zuener, our contact with Lindgren. These concerns will be addressed as the new contract is presented, keeping in mind that requests such as hand mowing would increase their fees. It was asked that Frank Zuener continue to train and evaluate the crew's performance.

### **Snow Removal Report/Feedback (Lindgren)**

Tom Nesler works closely with Lindgren to determine the need to come shovel our drives and sidewalks. Tom Nesler was thanked for the communication he shares with the homeowners regarding when or if Lindgren will come to shovel.

### **Budget Review/Report/Feedback**

George Theodore presented the 2024 Proposed Budget with assistance from Tom Hannon.

- Proposed increase to member dues to \$5/month - \$1560/year to address expected increases in insurance and landscape contracts. Our current trash contract is guaranteed through 2025.
- Projected deficit of \$761 for 2023.

- Operating Bank Balance as of 11-20-23 is \$4,859
- Reserve Bank Balance as of 11-20-23 is \$16,057
- Proposed 2024 Budget is \$44,081

A motion was made by George Theodore and seconded by Galen Trabant to approve the 2024 Budget. It was passed unanimously.

### **Homeowner Concerns**

A lengthy discussion was held regarding our Republic Trash Service. Concerns focused on the time our trash was not picked up and the delay it took to come back as well as inconsistent time of day pick-ups. It was moved and seconded, to direct Tom Hannon to address these concerns with Republic, passed 6-1. Tom Hannon indicated he had planned address these concerns on our behalf to Republic.

Marilu Theodore reminded those in attendance that any concerns with contracted vendors such as Lindgren and Republic are to be reported to Tom Hannon. He can be reached at Brass Key at 970-224-9134.

Tom Dragano asked if the water drainage in the gutter on Northstar Ct. was an issue for any homeowners. None were voiced. There was also a discussion as to if this could create any liability or health hazard. Again, no concerns were expressed.

A motion to adjourn the meeting was made by George Theodore and seconded by Jack Shepard. The motion to adjourn was unanimous. The meeting was adjourned at 12:50 p.m.