

Minutes for Promontory Point South Association Quarterly Meeting – 2 pm, May 14, 2019

Board Members Present: Jack Shepard, Jim Moss , Wanda Koch, Randy Boardman
Neighbors present: Tom Nesler, Debi Barrett, Armelle Kessler
Tom Hannon - property manager also present

Old Business:

- January meeting minutes were approved – Motion: Wanda moved and Randy seconded
- Gallegos's rate increased from \$334/month to \$405/month was noted: a 20% increase due to increase in Gallegos's cost of dealing with recycling. Although this added expense is not covered in our budget, there is likely to be excess money in other budget items or in reserves to cover this added expense.
- Additional Sprinkler Adjustments: The board is considering contracting with Lindgren to perform two additional 2 adjustments/household costing \$1386 total or approx. \$50 per home.
 - Cost can be covered with our current budget - no additional expense to homeowners
- Discussion of recent Lindgren sprinkler system adjustments: Several homes already have reported problems with the way their clocks were set last Friday.
 - Motion - Jack moved and Randy seconded. Tom will talk with Ed Johnson of Lindgren and ask him to review the settings which were just performed. If we are satisfied with the beginning 2019 settings, we will go ahead and contract for 2 extra setting checks during the season. Motion passe
 - Lindgren will be giving Brass Key a spreadsheet with the times & duration of stations for each home – to be posted on Brass Key's documents page.
- Additional Sprinkler System Discussion: Issues for timing of irrigation cycling arose. All were made aware that due to balancing water pressure, systems need to be run at varying times to balance the pressure within the neighborhood.
 - Turning your systems OFF will not affect the clock setting on your system. This can be done when we're having cooler weather/rain showers/etc.
 - Homeowner's are reminded to relate problems with sprinkler system to Brass Key which will then contact Lindgren: brasskey.tom@gmail.com
 - ARC idea for taking on these expanded services for irrigation systems - discussion concluded that this suggestion would not be implemented
 - Tom Hannon agreed to send copies of invoices for all shared irrigation system repairs including addresses to Jack Shepard
- Financial discussion:
 - Tom & Jack will review documents to investigate the Association's position on replacing irrigation clocks as a shared expense. Reserve amount will be affected by this decision.
 - Phil Ladd has volunteered to do our tax returns for 2019
- Snow removal discussion: concerns about March snow removal decisions were aired.

- Current guidelines of snow removal on sidewalks and driveways of 2 inches was reaffirmed
- Armelle Kessler questioned whether it was her responsibility to clear snow all the way to the mailboxes. Tom Hannon assured her that the stretch between her property line and the mailboxes is common area and is to be cleared by Kellison's contractor.
- Jack suggested informing neighbors that they can privately contract with Lindgren (or anyone) to clear snow shallower than the 2" trigger depth we've used for years.

New Business

- Irrigation Schedule will be posted on the Brass Key Website in Documents
- Highland Meadows HOA recent decision to allow trash enclosures:
 - Motion - Jack moved and Jim seconded: No changes need to be made to disallow garbage enclosures in PPS as language in our documents already covers structures like this. Passed
- Rentals: Recent changes in the Highland Meadows HOA documents allowing 60-day rentals: Motion - Randy moved and Jim seconded: We do not need to address this change as we already have more restrictive wording in our documents. Motion passed.
- Common area mowing quality. Concerns were expressed about common areas mowing being done poorly. Those concerned were encouraged to contact Kellison Property Management - the responsible party.
- Replacement for the third person on the ARC is being sought.

Meeting adjourned at 3 pm.