

**Minutes for Promontory Point South Quarterly Meeting –
3 pm, August 26, 2019
(Approved)**

Board Members Present: Jack Shepard, Jim Moss, Wanda Koch, Beth Stevens, Randy Boardman

Neighbors present: Tom Nesler, Phil Ladd

Tom Hannon - property manager present

Old Business

- Minutes May 14 corrections
 - Phil Ladd will complete 2019 PPS Federal taxes
 - Martha Shepard will complete 2019 PPS State taxes
 - In May's minutes the first bullet point under "Discussion of recent Lindgren sprinkler systems adjustments" the word *passee* should be changed to

passed

- Randy Boardman moved Beth Stevens seconded acceptance of corrected minutes
- Additional sprinkler adjustment
 - Accurate & completed spreadsheet & settings confirmations not completed
 - Board approval not given to this proposal
 - Homeowners approval/letter will be needed to accept this proposal in future
- Financial Report
 - Landscape repairs
 - PPS pays for repair or replacement of nozzles and sprinkler heads, but is not responsible for valves
 - Inoperative controllers will be repaired or replaced throughout the growing season
 - Tom will contact 8240 LLC regarding their portions of a June landscaping bill received and paid for by the Association via Brass

Key

Gallegos' billing

Gallegos requires bills to be paid one month in advance. The double charge in our March bill accomplished this for our new

association.

- Homeowner feedback
 - Homeowner questioned why their private water was used during the cement repairs project. Curtis Templeton in the Windsor gov't responded that this should not have occurred.

this

- ARC proposals
 - Three projects approved
 - Projects approval completed in a timely manner
 - Brass Key copies Board on ARC proposals
 - Homeowner will receive a copy of the signed ARC proposal approval for their records.
 - Tom will also sign all actions on proposals

New Business

- Jack Shepard will bring up the gutter and street discharge for the ditch water via Randy Johnson's and Theodores' sump pumps at the Oct. 8 HM Master board

meeting

- Dues & reserves

Sprinkler clock replacement for all 28 homes in PPS would cost \$28,000
Covenants call for this expense to be covered
Reserves would need to cover this expense
Dues remaining stable for 2020 discussed

- Lindgren

Tom commented that Lindgren is the best landscaping business available in area

Tom will ask Lindgren to note addresses where sprinkler maintenance was done and provide more details on their invoices so we can be assured that the neighborhood is paying for the repairs we agreed to

- Future meetings & issues

Board meeting in Oct. to prepare for annual meeting - budget, topics to cover

Tom will reserve the REA building for annual meeting on October 21

Brass Key will send out a packet to homeowners with agenda and 2020 budget

- Adjournment

Randy Boardman moved and Jim Moss seconded adjournment