

2022 Promontory Point South (PPS) Annual Meeting Minutes

**October 10, 2022
Raff's Tavern Patio**

Tom Nesler called the meeting to order and noted a quorum of members (20%) was represented with 10 homeowners present and an additional 6 proxies on hand.

Review of 2021 Meeting Minutes

The minutes were reviewed. George Theodore made a motion to approve the minutes. Beth Stevens seconded the motion, which passed unanimously.

Board Member Terms and Nominations

Tom Nesler, President 12-31-22

George Theodore, Treasurer 12-31-23

Jo Boardman, Secretary 12-31-24

Gene Locken 12-31-24

Tom volunteered to remain on the Board as the President for another term. All other members also agreed to complete their terms. It was mentioned that an additional member to the Board would be welcome and beneficial. No new nominations were given. George Theodore made a motion to accept the current slate of officers for 2023. Gene Locken seconded the motion, which passed unanimously.

Architectural Review Committee Members

Tom Thornton

Mike Valdez

Ping-Hui Kao

Mike was in attendance and represented the committee. No pending issues or requests at this time. All committee members will remain through 2023.

Landscape Maintenance Report/Feedback (Lindgren)

Tom Nesler reported that a few glitches with mowing were addressed. It was recommended that the crew boss double check the work done before leaving to avoid lawns being missed etc. Other issues mentioned were checking for leaks in sprinklers, possibly trimming every other week, and addressing crabgrass and other weeds. Tom also reported that three sprinkler control clocks had been replaced. Lindgren has been responsive to concerns as they have been brought to their attention. Tom Hannon shared that Lindgren is highly rated.

Snow Removal Reports/Feedback/Holiday Snow Removal

Tom Nesler reported that we currently have money in the budget to cover one more **snow** removal in 2022. He, as President, works with Ed, from Lindgren for each snow storm to determine if they will come to clear sidewalks and driveways. Tom Nesler requested that we all

check on our neighbors and assist them if shoveling is needed at times when Lindgren does not do snow removal. Contact Tom N. if you need assistance on those days. Marilu Theodore complimented Tom N. for being mindful of the budget for snow removal and for keeping the homeowners informed as the decisions made regarding if Lindgren will be coming to remove snow or not. We also discussed waiting until the next day on Holidays to avoid being charged double for snow removal.

Proposed 2023 Budget

George Theodore presented the 2023 Proposed Budget with Assistance from Tom Hannon.

- Proposed increase to member dues to \$5/month -\$1500/year to address increases in fuel, landscape and trash services. It was noted that there has not been dues increase since 2019.
- Projected deficit of \$818 for 2022
- Net deficit projected at \$120 for 2023
- Operating Bank Balance as of 9-27-22 is \$12,464.89
- Reserve Bank Balance as of 9-27-22 is \$16,049.02
- 2023 Proposed Budget is \$42,135

Jack Shepard questioned the projected increase in legal fees for 2022. Tom Hannon explained that the state legislature has passed 3 new policies (HB 11-37) that directly affect HOAs in regards to Collections, Meetings and Rules. It will cost us \$300 to get those policies in place. Jo Boardman made a motion to accept the 2023 Proposed Budget as presented. Marilu Theodore seconded the motion. Motion passed unanimously.

Owner Concerns

A lengthy discussion focused on the noise issue on County Rd. 5. Tom Nesler mentioned that the Master Highland Meadows HOA is not intending to address this issue. Tom N. recommended that neighbors directly affected by this issue might take on the responsibility of doing some research into this concern, proposing some remedies and report those findings and recommendations to the PPS Board. Rosann Mavers volunteered to spearhead this committee. Mile Valdez agreed to assist her. Mike V. mentioned that he had held some preliminary discussions with neighbors on Lighthouse Lane.

Questions raised included: Is there a plan to widen County Rd. 5? Is it possible to request the speed limit be lowered to 35 mph? Is it possible to work with the new school on County Rd. 5 and County Rd. 30 as the traffic could impact the safety if the students attending that school?

There remains the concern regarding the "Lollipop Trees" trimmed by Precision in the green space. Tom Nesler mentioned this concern to the Master HOA Board. They requested that we present a proposal to them including what we would want done and the costs involved. Tom N. is working on that.

The concern of the clumps of dried grass left on the green space after Precision mows was also discussed. Tom Hannon suggested we report that concern to David Pond at Kellison Corporation.

A motion to adjourn the meeting was made by Gene Locken and seconded by Rosann Mavers. The motion was approved unanimously.
The meeting adjourned at 11:15 a.m.