

Promontory Pointe EPC Owners Association
Board of Directors Meeting
May 21, 2020

The Board of Directors Meeting of the Promontory Pointe EPC Owners Association was held via Gotomeeting Webconference. The meeting was called to order at 6:33 p.m. by Owen Stockton. Present were:

Owen Stockton	President
Matt Surma	Vice President
Jen White	Secretary
Anissa Prickett	Director at Large
Anthony Sexton	Director at Large
Darren Burns	Property Manager
Chris Schade	Property Manager
Samantha Hollowell	Manager's Assistant

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<i>Absent: King Parsons</i>	<i>Treasurer</i>
<i>Vacant</i>	<i>Director at Large</i>

Owners Present: None.

Anthony moved to approve the 2020 February Meeting Minutes as submitted and the motion carried unanimously.

Financial Report – The Board reviewed the April financial reports. He does not have a detail on how many homes' deposits make up the \$10,250 in the Landscape Deposit account. He will research the homes that are due and reach out to the Owners to finish the process and receive the deposits. Prior to individual contacts, Darren will send out a bulk email and require proof of approval through NES.

Owen reported the Edward Jones broker will monitor the rates and keep things liquid until she feels it is better to invest. Darren recommended moving \$10k from the First Bank to the Edward Jones account and then breaking out the CD's into 3, 6, 9 and 12-month terms at \$7500 each and then continue renewing them for 12 months. The Board unanimously approved this course of action and Owen will notify the broker to expect the check.

18 Owners are currently in arrears by varied amounts. The Board instructed Darren to send out late statements to bring their statements current by NLT June 10th or they will receive the 6-month statutory payment plan offer letter from the collections policy as shown on the website.

Site inspections will be done monthly by Z&R with at least 14 day follow ups on violation letters. Anthony requested that Z&R better automate their enforcement of Covenants in line with the new covenant enforcement policy and remove the Board from day to day involvement and monitoring.

Darren has new help in office to allow faster response times and better tracking. 15815 Transcontinental was brought up as having landscaping that needs better upkeep.



15516 Colorado Central continues to have an unauthorized silt fence on their property and will now be fined daily until it is removed. Anthony will correspond with Tri-View in concert with the Association's efforts.

Unfinished Business - Ratify Decisions Made Via Email Outside of Meetings. Owen made a motion to approve the following decisions outside of meetings: 1. Cancellation of Social Events 2. Adoption of the Policy for the Collection of Assessments 3. Adoption of the Policy for Covenant and Rule Enforcement. The motion carried unanimously.

New Business – Owen reported on his research into Fire Wise and has been corresponding with the Fire Mitigation Chair of another experienced HOA. The goal in getting the certification is reduced insurance premiums, but a volunteer effort will be required to carry the workload. Owen will send out a Fire Wise email with the requirements and then the Board will determine whether or not to pursue it.

Future Agenda Items – 2021 Budget, Association communications involving municipal projects (more the responsibility of the municipality), holiday decorations and lighting schedule.

There being no further business, the meeting was adjourned at 8:15 p.m. The next Board of Directors meeting will be held on August 20, 2020 at 6:30 p.m., location TBD.

Jennifer M White

Jennifer M White (Jun 7, 2020 19:55 MDT)

Jen White
Secretary



Darren H. Burns
Property Manager

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