

## Porto Cima Town home POA Board of Directors Meeting

August 6, 2016

Bill Manion, president, called meeting to order at 9:00a.m. Quorum present.

Board Members present: Bill Manion, Walter Thompson, Jim Butler, Lee Eise, Jim Barnett, Marti Eagan, Lynn Diggs. Also present: Todd Nelson, Nelson Land Management, John Stiglicih, Bello Point owner.

Todd Nelson presented financial reports. Advised transfer of operating funds to US Bank account, per previous Board action. Reviewed P&L, Balance Sheet, Statement of Revenues & Expenses. He noted Bello Point large expense of roof tile replacement. No other extraordinary expenses first 6 months. General maintenance amount due to Bello Point. M/2nd/a financials. Jim Barnett inquired about account receivables. There are presently 3 foreclosures. Todd indicated the past due accounts remain about the same.

LANDSCAPE: Fred Miller, Chairman Landscape Committee compiled list of ten issues giving most attention to the items of most interest and concern. Tree trimming, repair/replace on continuing basis of shrubs and trees. Issues discussed:

- 1) Todd Nelson wanted to know how aggressive replacement is wanted
- 2) Marti Egan indicated Scott Nelson in the past has been very knowledgeable in direction and evaluating needs and costs to implement.
- 3) Bill Manion pointed out need to overcome absent owner needs. Jim Barnett wants a plan and estimated cost of same.
- 4) Lee Eise noted weeds/water grass seems much worse this year than previous years. Todd Nelson explained trial weed treatment for water grass being used at Monarch Cove. Effective; more expensive.
- 5) Todd Nelson provided new proposal for lawn service, at 20% increase. From \$165,000 to \$202,000. Lee Eise would like explanation and purpose of 2 extra cuttings per year.
- 6) Walter Thompson believes the trees need more than trimming and a long range plan is needed for removal and replacing.

There will be meeting of Landscape Committee at 9:00 a.m. on 8/19/16 with Scott Nelson to address questions.

OLD BUSINESS: Villa la Cresta drainage work completed.

Gerke tree trim completed.

EIFS inspections: Pete High is retiring; business taken over by Buddy Childers, who was part of inspections for many years. Will continue with Childers. Next neighborhood to be inspected Punta Pulato when Crosshair is available to repair issues found.

Preliminary Budgets: Todd Nelson prepared preliminary budget for each neighborhood. Board asked him to prepare proposal for consideration @ 8/27/2016 Board Meeting including recommendation from Landscape Committee, Committee will review proposal from Scott Nelson for 2017. Jim Barnett asked Todd when preparing revised budget to include consideration of reserves for each neighborhood to determine increase of quarterly dues for 2017. Fred Miller indicated the reserve fund allows options for repairs. Todd indicated different

amount per neighborhood be computed.

NEW BUSINESS: Villa la Cresta - irrigation pump issues. To solve a)turn on/off manually b)no local repair, repairman from Kansas City charging portal to portal-cost approx. \$5000.c) new pump (Todd recommends). Lee Eise suggested inquiring of Mike Heitman, Insurance agent,if there is coverage to cover pump being submerged twice in past year. Marti Egan wondered if a dollar saving to install off season. Todd Nelson recommended replacement vs repair. M.2nd/a. Will be funded 1/2 with reserve funds and 1/2 owner assessment.

Tom Gerke roof-Bello Point roof repair. Five active units with leaks. Todd suggested Elite Roof give us bid for repairs. Jim Butler gave background on roof leak. Bill Manion wondered if we can specify bid requirements; need to be proactive on leaks/repairs. M/2nd/a to inspect and repair active leaks. To be funded 50% reserve/50% individual homeowner.

Deck staining: Written bid from Mid South Renovations, \$4350. Bello Point/\$8850. Villa La Cresta. M/2nd/a. Lee Eise requested update when project complete.

Marti Egan advised the Board that Larry & Dana Johannson will not be available to take minutes at future meetings. Discussion of summary minutes. Board members will perform minute taking presently.

Bello Point Landscape: Agreed to accept Nelson bid in amount of \$2750. to clean up and clear Bello Point entry. Will solicit separate bids for power washing and painting Bello Point entry signage. M/2nd/a.

Next Board Meeting 8/27/16 9:a.m. Porto Cima Club House.

Meeting adjourned 11:05 a.m.