



## **CdC HOA Board Meeting Minutes – Dec 2, 2018**

**PRESENT:** Debra Castro, Doug Clark, Hilda Banyon

**ABSENT:** Barry Bader, Robin Silberman (proxy given to Debra Castro)

**ALSO PRESENT:** Randy & Frieda Vogel, Ginny Bertoncino, Wanda James

**Call to Order:** President Castro called the meeting to order at 10:35 a.m.

**Approval of Minutes: Motion by Castro, 2<sup>nd</sup> by Banyon to approve minutes of 10/28/2018. Approved unanimously.**

**Finance:** Treasurer Clark provided a review of October financials (attached).

- Revenue was \$18,069 against a budget of \$18,042
- G & A expense was \$842 vs budget of \$947; Grounds expense of \$7,300 reflects monthly contract with Desert Villa. YTD ground expense is under budget by \$14,172 which is due to not receiving bills to date from Desert Villa. These will be reflected in November. Pool expense for the month was \$559 which represents some minor repairs that were not in the budget for this month. YTD pool expense is \$7,014 vs a budget of \$8,250. Utilities under budget by \$849. Largest expense was water at \$4,260 which is because of irrigation throughout the community for the over-seeding in October.
- Total expense of \$13,470 resulted in net income of \$4599 vs monthly net income budget of \$3568 for October, 2018.
- Total assets for the month ended 10/30/2018 were \$159,125 vs \$163,666 of same time last year. Net Cash position \$125,290.

Short discussion took place regarding the Reserve Study that was done over the summer.

Fees that are currently being charged at the time of closing were discussed. We currently charge \$400 documents fee(max allowable), \$100 transfer fee. It was suggested we increase the transfer fee to \$200 and consider implementing a Capital Improvement fee. Castro checked with our attorney and he indicated there is no limitation on the Capital Improvement fee to be charged. However, there will need to be an amendment to the CC&R's to accomplish this. Silberman advised in the planning meeting that she has seen fees around \$195 being charged by other HOA's. Castro will get with attorney to prepare the amendment for the CC&R's.

The Capital Improvements "Wish List" contains around \$50,000 for pool/common walls/furniture/spa heater.

Clark estimates our savings will be around \$132,000 year end 2018. With the proposed capital expenditures, we would be around \$93.610 end of 2019.

The proposed 2019 budget was discussed. After discussion, a few small changes were made and the proposed budget for 2019 was approved.

The dues for 2019 will be 5% increase which will bring the dues to \$126/month. The annual dues notice was sent out Nov 27, 2018.

**Pool:** Pool Chair, Lebakken reported that since the pool has been reopened, the leveler is not running constantly – which is a good sign. Lebakken is working on getting quotes and at this point only Shasta has responded. Lebakken reminded the board that should we decide to go with a wall system, the monthly cost of cleaning the pool will go an additional \$200. She also made us aware of the fact that she was told ground cleaning systems are still allowed. We were told previously that we are grandfathered in and that in the event we were to get a new pool, we could not have this type of cleaning system. Lebakken is going to check further on this and will advise the Board accordingly.

Lebakken will advise Banyon if any pool companies will be at the Dec 18<sup>th</sup> meeting to discuss proposals.

**Landscape:** Vogel advised that the landscape area will be under budget for 2018. There are some outstanding invoices that need to be submitted for payment for 2018. He will see this gets done right away. He also advised that this year we are giving the landscaping crew one large Christmas gift instead of two smaller gifts (Thanksgiving/Christmas). The Board agreed this was a good choice.

**Architectural:** Vogel (for Bader) presented the colors the ACC would like to submit to SR for approval for painting the common walls. First choice being Bison Beige; 2<sup>nd</sup> choice being Hickory with Cocoa being the trim on the pool fence.

Vogel will pick up wreaths for the entrances and pool doors.

**Motion by Banyon, 2<sup>nd</sup> by Castro to approve the colors presented. Unanimously approved.**

Vogel will take care of getting the application submitted to SR.

Vogel has also received three bids for the painting of the common walls. They range from \$10,000 to \$23,000. The Board suggested that Vogel make sure the vendor he chooses understands we want the work completed in a timely manner.

The ACC recommended the following policy regarding large trees:

*CdC reaffirms its policy that the HOA maintains front yards and common areas, and must approve any modifications to these areas, but individual homeowners are responsible for the costs of repairs or landscaping modifications beyond routine maintenance. CdC will proactively assess the condition of large trees and maintain them through a regular cycle of trimming, thinning and topping as recommended by its professional landscapers.*

*CdC will replace at the HOA's costs trees that are diseased, pose safety risks, or cause serious landscape problems. CdC will investigate and work to resolve homeowners' complaints.*

*If a tree on a front yard or common area maintained by CdC causes damage in a storm, CdC will offer compensation to the homeowner up to the limit of the homeowner's insurance policy, or \$1,000, whichever is less. This policy shall not be retroactive prior to the date of its adoption by the Board.*

Discussion took place. Motion was tabled. Castro will discuss with attorney regarding this policy and get back with the Board.

Banyon asked Castro to check on the outstanding collection file when she speaks with the attorney.

**Social:** Banyon reported the annual holiday party will be Dec 6<sup>th</sup> 6-9 p.m. at Scottsdale Ranch Community Center. Currently there are around 72 rsvp's. Pool gatherings will not begin until January.

**Communications:** The Annual Business Meeting will be held January 23, 2019 at the Scottsdale Ranch Community Center beginning at 6:00 p.m.

On behalf of Silberman, a reminder to Board/Committee members we are meeting with the Property Management companies and pool companies (?) for discussions on Dec 18<sup>th</sup> at Scottsdale Ranch beginning at 1:00 p.m. Board members were given hard copies of the Property management company's proposals for review prior to the 18<sup>th</sup>.

**Nominations:** There were 9 individuals who expressed interest in Board/Committee positions as a result of the email sent out about a month ago. Once the Nominating Committee provides Banyon with a list of candidates, work will begin on preparing the ballots and getting them out to the residents.

**OLD BUSINESS:** none

**NEW BUSINESS:** none

**HOMEOWNERS FORUM:** none

**Meeting adjourned 11:55 a.m.**

**Next meeting: Tentative Schedule for January 6, 2019.**

Respectfully submitted,

Hilda Banyon, Secretary