



HOA Board Of Directors meeting – October 21, 2019

Present: Debra Castro, Randy Vogel, David White, Gregg Schindel

Also Present: Ann Harris, Romane Roman, Ken Huettl, Frieda Vogel, Larry & Nancy Smith, Leslye Lebakken, Ginny Bertoncino and Katy Lindberg

CALL TO ORDER: President Castro called the meeting to order at 10:01 p.m.

APPROVAL OF MINUTES: Motion -Vogel / 2nd- White / Motion Passed

COMMITTEE REPORTS:

Finance: White reports: Financials thru September 30, 2019 are up to date and all is looking good. Main expense this summer has been pool repair which was necessary.

It's been brought to my attention there are questions on late fees. After my review of the CC&R's and amendments, it is stated in March 2017 the Board with President Bader passed late fees.

Hilda Banyon ask for my review on Arizona Law on late fees which we do abide within. Late fees have already been passed by the previous board and there are to be no exception to the late fees.

Question: Has the Financial Review for 2017 & 2018 been approved. We still need to set final meeting with Tess Ridgeway the auditor who didn't find any irregularities.

State Farm has issued us a Policy Bond for coverage. Dave asked Gregg to join him with the agent to review bond. We will be getting Insurance bids in the coming year to check on all our rates.

Pool: Vogel reporting: Swimming Pool Service and Repair is the company doing the work on the pool. New piping under entire pool and to the pump room. New pool deck to cover entire area. Other items that have been done: new roof on pool house, painting of pool house and iron work, re-strapping lounges, new sliders on bottom of chairs and tables, new table tops, pads for iron chairs, painted bathrooms, repairs in bathrooms, new faucets and plumbing, new light fixtures, trim around mirrors. Umbrellas and pots painted. There is 2 year warranty on all piping under pool and 5 year warranty on the pebble tec in pool. All warranties are in accordance to Arizona State Registrar of Contractors Warranty. Everything is on schedule and should be completed in time frame promised.

Landscape: Vogel reported on landscaping activity - Desert Villa is on schedule with over seeding which has been done and they will be planting new flowers on entry. There are still some trees to be trimmed and 1 large dead Pine tree to be removed. Pending future project is to replace the drip system along Mt View south. Currently all landscaping is under budget for the year.

ACC: Vogel reported there were 8 home inspections and 12 architectural approval requests over the summer. Reminder that all architectural requests start with Scottsdale Ranch and then come to CdC. All exterior and common walls have been painted. Common walls between homes which have recently been painted were left the color of adjacent home.

Cox was called regarding unburied cable and cones left on properties for a year. After many calls they have resolved these issues. Reminder utility companies informed us they will respond better if the call is made by the homeowner where the issue is located rather than HOA - If homeowners have an issue on their property with any utility company it is best if they call to remedy the issue. Would like to remind homeowners of this procedure.

ACC contacted City of Scottsdale regarding street signs in our neighborhood that are deteriorating from water damage or weather. We have been told they have been slated to be replaced.

APS was contacted about painting of their light poles and the possibility of CdC painting the poles. The answer to both request was no APS will not paint the poles and HOA's are not permitted to paint the poles on their property. We have been told over the summer there was not an issue with dog poop in the community, however, it appears to have started again recently.

Communications: It was mentioned what a great job Hilda is doing on communications.

NEW BUSINESS:

Nominating Committee: Vogel informed the board he would not be available to head this up. Dave White and Gregg Schindel have agreed to head this committee and look into CPA assistance in gathering votes.

HOMEOWNERS FORUM:

Leslye Labakken – It may be good to remind homeowners, in next community bulletin, of late fees. She would also like to have included in next bulletin notice regarding cleaning up after yourself at the pool.

Ginny Bertoncino – Social Committee will start first gathering on Nov 7th on Ann and Ginnys driveway if the pool is not completed. (10005 E Mission Lane)

Ribbon was purchased last year to add bows to street signs in the community for the holidays
The Block Party Trailer was reserved from Scottsdale Ranch for Feb 13th gathering. Need a deposit check \$100.00 from HOA to reserve. Motion to ok check Gregg / 2nd Vogel / Motion Passed

Nancy and Larry Smith - Live in a shared driveway and neighbors are parking behind the garages which make it hard to get out. Gregg had looked into this and there are no rules being broken by the neighbors that the board can address / Pg 90 of CC&Rs show what part of driveways are shared and private. No rule against parking in driveway in front of your garage, only rules about parking in the street. If homeowners want to set up a meeting with neighbors, Vogel as ACC Chair would attend and mediate if possible, a neighbor to neighbor resolution. The resolution would only be between homeowners and not enforceable by the board or ACC. Nancy agreed they would set up a meeting in the new year.

Next meeting November 18, 2019 5:00 pm at the pool

Meeting adjourned: 10:53

Respectfully submitted,

Frieda Vogel