



## HOA Board of Directors meeting - February 25, 2019

**Present:** Debra Castor, Randy Vogel, Ginny Bertoncino, Hilda Banyon

**Also Present:** Leslye Lebakken, Frieda Vogel, Barbara Gould, David White, Ann Harris, Shirley Ekvall, Romane Roman, Jeanne Balding, Wanda James

**Call to Order:** President Castro called the meeting to order at 3:00 p.m.

**Approval of Minutes:** Motion by Vogel, 2<sup>nd</sup> by Bertoncino to approve minutes as presented. **Unanimous vote**

### **Appointment of Committee Chairs and Members:**

**Motion by Banyon, 2<sup>nd</sup> by Bertoncino :** ACC Committee: Randy Vogel, Chair; Ken Heuttl, Tom Hughes, David White, Bob Bernstein. **Unanimous vote.**

**Motion by Banyon, 2<sup>nd</sup> by Bertoncino :** Landscape Committee: Randy Vogel, chair; Barbara Gould; Mauricio Villa ex-officio member **Unanimous vote**

**Motion by Banyon, 2<sup>nd</sup> by Vogel :** Social Committee: Ginny Bertoncino, Chair; Pool Gatherings – Carmen Padgett; Spring Luncheon – Pat Good **Unanimous Vote**

**Motion by Banyon, 2<sup>nd</sup> by Vogel :** Communications Committee: Hilda Banyon, chair; Sandra Palaich- Web Manager; Diana Love – Mail **Unanimous Vote**

**Motion by Banyon, 2<sup>nd</sup> by Vogel :** Pool Committee: Leslye Lebakken, Chair; Ron Lebakken, Mike Wolfe, Ken Huettl, Dennis Mack, Sally White **Unanimous Vote**

**Introduction of Board Candidate:** Resident Wanda James expressed interest in being considered for board vacancy left by the resignation of Treasurer, Doug Clark. President Castro had requested a resume be provided to the Board prior to this meeting. None had been provided. It was jointly agreed that the Board would meet privately with James immediately following the board meeting. **NOTE:** James chose not to meet with the Board.

Thank you to all the volunteers who continue to serve on the Board and Committees to keep our community running smoothly.

**Financials:** Motion by Banyon to approve unaudited financials as presented, 2<sup>nd</sup> by Vogel. **Unanimous vote.**

Continued discussion from previous meetings regarding the Reserve Study. This will be fast tracked once the new Treasurer has been appointed. *No action taken.*

**Pool:** Lebakken gave a detailed report of what has been occurring with the pool since last year. At this point, the pool is working. However, the Board is still going to need to assess and make a decision on how to move forward with the issues. Lebakken answered questions regarding the two separate systems that have been bid (current and wall). The pop-up system would be around \$60,000 and the wall system around \$40,000. While the wall system is the less expensive of the two, the monthly costs for cleaning would increase

significantly. This would need to be considered when making the decision. The pool contractors have indicated that the pool will need to be shut down for around 3 months when we do our pool work - The best time being August-September for their schedule.

Lebakken advised that the colored lights that are currently in use in the pool are not an “approved” lighting option. If we were to be inspected at a time when those lights are on, we would be required to change them. These are expensive led lights – running around \$2400/each.

Lebakken also advised that the roof is leaking on our pool building and the outer lights need to be fixed. This will be addressed. A new spa cover has been purchased and installed at the pool.

**ACC/Landscape:** Vogel reported that the ACC committee has not met recently. Their next meeting will be Monday March 4<sup>th</sup> at the pool at 5:00 p.m. (ACC activity report provided in board packet mailing) A reminder that all requests go to Scottsdale Ranch first and they will send their approval/disapproval to CdC and then our ACC will review.

The 2019 Landscape budget is the same as 2018. We have had one spraying of pre-emergent done so far this year. The question was asked if it will be effective since it rained the day after it was put down. Vogel indicated that it is still effective. Olive Trees will be sprayed on March 6<sup>th</sup>. If residents wish to pay for olive trees to be sprayed that are outside the scope of the HOA spraying, please contact Vogel to let him know asap. The drip line installation along Mountain View is taking place this season. Via Linda and 100<sup>th</sup> have been completed. Night Scape lighting will be installed in the next few weeks. Vogel advised that the cutting back on landscaping from the frost will begin soon. It is advisable to leave the dead part on as long as possible in the event of another frost. He doesn't feel that we will lose any plants due to the frost.

Thank you Randy, Mauricio and the Desert Villa crew for keeping our community looking so beautiful!!

**Social:** Bertoncino advised that she and Carmen Padgett (Pool Gathering Chair) met at the kitchen to see how things look after a long summer/winter. Things are in pretty good shape. They have a list of supplies/equipment they would like to purchase. Bertoncino will submit a list for approval to Castro.

**Communications:** Banyon advised our insurance agent is reviewing our coverage to make sure we are adequately insured. Once a review of our coverage is completed, we will get competitive bids since that has not been done in a very long time.

**Presidents Report:** nothing

**Old Business:** Vogel suggested that we wait on pursuing a new accounting firm for now. Board agreed.

**New Business:** Bob Bernstein discussed with the Board the possibility of a revenue stream from implementing a fee when homes are sold. While this sounds really good right at the moment, the AZ legislature is currently working on this and from indications we received recently at training sessions, appears the ability to charge this kind of fee is going away. The Board will keep on top of this and see what transpires.

**Next Meeting: Monday March 25, 2019 at the CdC Pool at 4:30 p.m.**

Respectfully submitted,

Hilda Banyon, Secretary