

Minutes SpringPointe HOA Board Meeting 12/18/2023

Present: President Mitch Koentopf; Vice President Lee Quinn; Treasurer Travis Gamble; Bob Waldorf; Kim Walters. Secretary Jim Erwin was absent due to illness, so Lee recorded the minutes. Scandinavian Christmas treats were provided by Barb and Chuck Shulstad. Approximately 14 homeowners were present.

The meeting was called to order by the President at 2 PM. The minutes of the previous board meeting (11/20/2023) that were posted were approved.

President's Comments:

1. Apparently for the first time, a copy of the Master Insurance Policy will be placed on top of the file cabinets in the clubhouse for homeowners to read. Homeowners are instructed not to remove this binder from the clubhouse.
2. Volunteers are needed for various tasks. First, volunteers are needed to take care of three jobs previously handled by Susan Davis, who is moving. These are: Disclosures and Transfer and information fees for new homeowners; Annual Directory update and printing; and, Architectural Committee. A new member for the Architectural Committee is needed and volunteers should contact Kim.

As well, volunteers for Clubhouse maintenance are needed. Mitch mentioned that Jim Erwin is putting a manual together so users know how to turn on/off heat, water, etc. in the clubhouse. This might be posted on our website as well.

A nominating committee needs to be formed to nominate people to fill 3 board positions that will be open in March, as the terms of Mitch, Jim, and Bob are ending. All three are eligible to re-run, but it is good to have some competition.

Finally, a volunteer to organize our documents (on the website?) is needed.

Treasurer's Report:

1. Dues payments have been received from about 40% of the homeowners.
2. No new rental forms have been turned in for new tenants, and no forms regarding extensions for existing tenants have been received (there should be 5-6).
3. Travis asked that all requests for reimbursements be submitted to him by Friday, Dec. 22 to receive payment this year.

Architectural Committee: Kim reported there were no new requests. 1760 Rio Mayo was painted and approved.

Landscape Committee: Bob reported that homeowner Joe Bruce has repaired the SpringPointe sign. The committee will be moving some plants, such as blue agaves, to fill in empty spots in the common areas.

GV Council: Bob reported that this body has not met since the last board meeting. The next meeting is next Wednesday.

Cul-de-Sac Committee: Jim was not present to report, but Mitch mentioned they are closing in on options. The committee needs to check references and visit sites of previous work by the contractors. Then the committee will have an informational meeting for the HOA, possibly early January. Lee Quinn presented an Excell sheet (attached) that quantified the ratio of parking spaces to units in each cul-de-sac. Some have one or close to one parking space per unit, while the average is 0.65. Two cul-de-sacs (561-579 W Via Rosaldo and 1743-1779 N Rio

Yaqui) have only 0.4 spaces per unit. Lee suggested that if people wanted to add more parking, the most cost-effective time to do this would be when the cul-de-sacs are repaved.

Old Business:

Villages Update: Bob indicated he sent an e-mail to The Villages using their website, but they have not responded yet. Travis indicated that Bert Nido, removed and cleaned up a downed tree on the wash behind Roger Skaja's house at 597 W Via Rosaldo, and was paid by the villages to do this. Branches by Jim Novak's house were similarly cleaned up. Homeowner Gloria Lee reminded everyone that The Villages owns the property on our side of the wash along Rosaldo and is responsible for maintenance there.

Fines and Penalties: These were established at the last Board meeting, but none have come up yet. Mitch said we need to establish a uniform notice of violation, but that the first notice should be mild in tone.

Master Gardener Visit: The possibility of getting advice from homeowner Dave Grondin, who is a Pima County Master Gardener, was discussed. Also suggested was getting tree pruning advice from the tree cutting businesses, who often employ Certified Arborists, was discussed. Lee and Bob mentioned large tree roots in one of the cul-de-sacs on Rio Mayo that are interfering with parking, and might be impacted by the repaving. In lieu of cutting the roots, we might want to shorten one of the parking spaces to accommodate a golf cart or mini-car. Gloria Lee mentioned that ALL of the potential repaving contractors mentioned the tree roots as a potential issue.

Completion of Drainage Projects: Travis reported on 3 projects:

597/601 Rosaldo Drainage: ¾ inch Apache Red rock to be purchased to fill in bare ground and replace the rock that was taken by the contractor in the Spring of 2022. 8 tons required at about \$60 per ton to be spread by Bert in Jan/Feb as part of his regular duties or extra work.

Note: Resident Jacob Williams (619-362-5745) commented that rock might be cheaper elsewhere, and volunteered to shovel it. Kelsi Dornquist also volunteered to help.

661 Rosaldo Drainage: 4-inch black pipe to be buried. Homeowner gone till late December. Need to decide where to start the undergrounding of the 4-inch pipe; need to decide where to end 4 inch pipe. Bert to underground pipe either as an extra day.

Drainage behind 661/659/657/655 Rosaldo: Needs to be lowered in places to facilitate flow. May need 6-inch pipe to be installed to protect wall footing behind 657 and 655. Costs could be \$2000 Including an extra day from Bert. We need to resurvey drainage to confirm elevations.

Resident Kelsi Dornquist at 1673 N Rio Yaqui Via indicated the drainage behind her unit needed attention as well.

The topic of whether we need a different landscaper than Bert Nido was discussed. Bert charges \$730 for one day of work, with one helper. It was agreed he probably just needs better supervision and a clear list of tasks.

New Business: Mitch suggested March 18th for the Annual Meeting date (which would include election of 3 new Board members). Travis suggested earlier due to impending departure of snowbirds. It was agreed that the Annual Meeting be held Monday February 19, at 2 PM.

Also, the next Board Meeting will be held January 15 at 2 PM.

Mitch indicated that we need a nominating committee for the 3 vacant Board positions. This would entail getting candidates, and printing and mailing ballots. Kelsey volunteered to help.

The Clubhouse usage manual was again mentioned, and people were reminded of the suggested \$5 fee.

Nancy Vogel asked about Water Line Insurance suggested by the GVC, was this a good idea? Travis indicated that the water line between the street and the house is not covered by the HOA nor the homeowner's regular insurance. Gloria opined it was a good deal.

Lee asked whether, in light of the rise in COVID, if people were interested in reviving the monthly socials. There was overwhelming sentiment that we not do so until COVID rates go down.

The meeting was adjourned at 3:20 PM.