

SpringPointe Owners Meeting Minutes

January 15, 2024

Call to Order, Roll call and Establish of Quorum

- Meeting called to order at 2:00PM by President Mitchell Koentopf
- Present: President Mitchell Koentopf, Secretary Jim Erwin, Treasurer Travis Gamble, Vice President LeBris Quinn, Kim Walters

Minutes of previous Board Meeting:

- Motion to approve December 13, 2023 minutes notes as submitted. Mitchell Koentopf approved 2nd by Travis Gamble, All approved

President's commits Mitchell Koentopf

- Mitchell indicated that Board members and committee members are needed.

Treasure's report-Travis Gamble

- There are 11 homeowners that have not paid 2024 dues.
- Dues that are not paid by February 1st will be expected to pay late fee plus interest.
- Financial for 2023 are complete and were handed out
- Cul de sac reserve \$155,006. \$16,000 will be added to cul de sac reserve in 2024

Architectural Committee-Kim Walters

- Kim gave her official resignation from the Board. Her resignation will be effective after January 15th meeting.
- There is one paint request at 627 Rosaldo that was approved
- One Homeowner asked about what types of window can be installed? As long as windows are the same size and color, that is all that is needed.

Building and Landscape-Bob Waldorf

- Tree trimming were not pick up in some areas
- Next Landscape committee meeting will be January 24th
- Mitch brought up concern about our current landscaper. Are we getting our moneys worth from them? Who is watching over them to make sure things are being completed?

Green Valley Counsel- Bob Waldorf

- Bob was not present to give update

Cul De Sac Committee- Jim Erwin

To keep bids competitive between contractors; the asphalt committee does not want to divulge actual cost until a contractor has been selected

Three proposals were presented to the Board:

1. Completely remove and replace asphalt. This would require each homeowner to be assessed around \$3077
2. Do nothing at this time, Wait until 2027 to replace asphalt. Assess each homeowner \$1000 for years 2025 and 2026. Replace asphalt in 2027 with the final assessment to be determined
3. Use Slurry II. It is an overcoat material that will extend the life of our current asphalt. This process would not require an assessment The Board has asked for more bids and a time line as to when Slurry II can be applied.

Old Business

- Homeowners on Rosaldo are asked to contact The Villages to have debris removed behind their homes. It appears The Villages are more responsive to homeowners than to our SpringPointe.
- Rock along Rosaldo needs to be spread as well as drainage concerns at 661 W Via Rosaldo needs to be completed. Travis Gamble has a contractor that will complete both projects for approximately \$500. Jim Erwin motioned to approve \$500 to complete these projects. Lee Quinn 2nd All approved
- Annual meeting will be March 27, 2024

New Business

- Need to fill open Board and Architectural position. Until this position is filled Architectural request should be submitted to Mitch Koentopf
- A special meeting will be held February 26, 2024 at 2:00 PM at our clubhouse to amend our By Laws to allow mail in voting in accordance with current Arizona statutes. All homeowners are encouraged to attend this meeting.

Next Board Meeting February 26 at 2:00PM Meeting adjourned 3:25 motioned by LeBris Quinn 2nd by Kim Walters file SPHOA meeting 1-15-2024