

SpringPointe Owners Meeting Minutes

February 26, 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/Treasure Jim Erwin, Travis Gamble, Vice President LeBris Quinn, Bob Waldorf

Minutes of previous Board Meeting:

- Motion to approve January 15, 2024 minutes notes as submitted. LeBris Quinn approved 2nd by Bob Waldorf, All approved

President's commits Mitchell Koentopf

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

Treasure's report-Jim Erwin

- Jim Erwin gave an update for the audit that was completed February 18 by Diane Carley. Diane suggested making only a few changes to our bookkeeping, 1) Quick books should have more than one person with access. 2) all expenses paid should have receipts 4) Any independent contractor that does more than \$600 annually must be sent a 1099 at the end of the year. 3) A invoice for work done by landscaper should be submitted before being paid 4) paid invoices should all be kept in one location
- Jim Erwin had copies of the 2023 financial prepared by Travis Gamble that will be posted on SpringPointe
- Travis Gamble indicated that only one homeowner has not paid 2024 dues.
- Mitch made a motion to centralize all financial records to a locked storage in the Clubhouse and make records accessible to all members via a request to a current Board member. LeBris Quinn approved 2nd by Bob Waldorf

Architectural Committee- Mitchell Koentopf

- Only two request have been submitted and approved

Building and Landscape-Bob Waldorf

- Landscape committee has not met this year
- Pre-emergent spraying will cost \$2000, no action was taken
- Could we hire someone to pull weeds rather spraying Pr-emergent
- What do homeowner want pre emergent or weed pulling? It appeared pre-emergent is what most homeowner wanted
- Homeowner at 623 W Via Rosaldo expressed concerns about her back yard that backs up to the Villages
- Large tree in block 4 cul de sac will have tree trimmed and roots removed cost to complete this \$1300, Motion to approve by Jim Erwin 2nd by Bob Waldorf
- The wash behind Rosaldo have trees growing. The Villages will be contacted

Green Valley Counsel- Bob Waldorf

- Nothing new

Cul De Sac Committee- Jim Erwin

- The cul de sac committee has researched the best resurfacing options to upgrade our cul de sacs. To remove and replace asphalt would cost around \$500,000. Three contractors have submitted bid to resurface using Slurryll with an armor coating. This should add another 6 to 7 years before armor coating will need to be applied again. Because a contractor has not been selected pricing will not be part of meeting notes. **An informational meeting will be held March 27th at 12:30 before the annual meeting.**
- Travis Gamble wants a plan to insure all bids are of the same materials as well as who will manage project. There must have 3 bids be submitted per section 7.2.5

Old Business

- There are several trees on Rio Mayo and Yaqui that have mistletoe. Bob Waldorf will work tree service to remove mistletoe
- Drainage projects have been completed at 661 Rosaldo
- Bert Nino needs to check in and check out with Bob Waldorf

New Business

- A motion to elect Mike Nopper to the board to replace Kim Walters was made by Mitchell Koentopf 2nd by LeBris Quinn
- Mitchell Koentopf resigned from cul de sac committee
- For security reasons, a motion to remove the HOA directory from the SpringPointe's website was made by Jim Erwin, 2nd by LeBris Quinn all approved
- Clubhouse water leak: the water line between the meter and the clubhouse needs be replaced

Owners Comments

- A homeowner had a question in regards to their garbage service. Their are using Republic. It was brought homeowners attention that SpringPointe has a contract with Waste management

**Special Meeting will be held March 27, 2024 @ 12:30 to discuss Cul de Sac project
Annual Meeting March 27, 2024 at 2:00PM Meeting**

Meeting adjourned 3:38 motioned by Jim Erwin 2nd by Mitchell Koentopf