

SpringPointe HOA Annual Meeting Minutes - March 7, 2022

Call to Order, Roll call and Establishment of Quorum

- President Rod Sundsted called the meeting to order at 2:05 PM.
- Directors Present: President Rod Sundsted; Vice-president Sue Eaton; Treasurer Travis Gamble; Secretary Jim Armstrong; Director Phil Vande-Riet (5 of 6 Directors, one seat vacant)
- Along with the Directors, 13 Homeowners attended in-person. Valid ballots were submitted by 57 of 103 eligible voting units, which exceeded the 51% Quorum requirement of 53 for the election.

Proof of Notice: Jim Armstrong reported on notifications of the Annual Meeting by email and postal mail.

Minutes of the previous Annual Meeting of March 9, 2021: The Secretary requested unanimous consent. No corrections or additions were offered and there was no objection.

President's remarks: Rod thanked Directors whose terms are ending: Sue Eaton for her 3+ Board terms over the years and especially for her leadership dealing with storm damage and clean up in summer 2021; and Travis Gamble for his 2 terms serving as both President and Treasurer. Rod also thanked all Homeowners for their support during his time as President this past year.

Treasurer's report: Travis Gamble (written Report attached to online minutes at SpringPointeHOA.com)

1. Financial statements are posted on **SpringPointeHOA.com** under *Association*. The most current year-to-date reports are there, along with the prior 2-year period reports and current year budget.
2. All but 3 owners have paid their 2022 annual assessment/dues in full (one is only \$8 short).
3. The Association's 2021 tax return was just completed today by H&R Block.
4. All insurance claims for summer 2021 storm damage have been settled.
5. Travis gave recommendations to seek amending of CC&Rs regarding property/casualty insurance.

Architectural Committee: Sue Eaton reported that requests this year have all been approved, mainly for painting and window replacements; great to see owners are maintaining and updating their units!

Buildings & Grounds: Phil Vande-Riet

1. Our landscaper Bert maintain regular visits, the 2nd Wednesday of each month. Owners can place tree clippings or brush near the curb a day or two ahead for pickup.
2. Bert was hired extra days last summer due to storm clean-up, paid from reserve funds along with professional tree removal company fees.
3. Pre-emergent weed spaying was skipped in spring 2021, saving the HOA about \$1500.

Unfinished Business from Previous Annual Meeting: none

New Business: Election of Directors

A total of 57 valid ballots were received. The declared candidate **Mitchell Koentopf** was elected with 56 votes. Several write-ins were voted. **Jim Erwin** accepted write-in; the others in attendance all declined. The new Board will contact the remaining write-ins to ask if they'll accept a Board seat.

Comments from Homeowners

Along with the earlier Treasurer discussion on property insurance, there was discussion of landscape issues in common areas belonging to The Villages HOA behind SpringPointe units on Via Rosaldo.

Adjournment: The meeting was adjourned at 2:50 PM

-- prepared by Jim Armstrong

Treasurer's report – March 7

Accounting Transfer: I will be available to walk the new Treasurer thru the Quickbooks process using February as a working example. It is still to be done.

2022 Dues Status: 3 unpaid: \$8 – Luz m Quijada Statement sent March 3; \$461.42 – Suzanne Quincey Delinquent letter returned unread. Statement sent February 28; \$461.42-Charlene Eddington Delinquent letter returned unread. Statement sent February 28th. None of these three have contacted me. These units are part of the original eight units. Liens can be applied after April 1st. It has been pointed out to the Board that the CCR's stipulate that all HOA dues should be the same. (CCRs 6.3.4) This has not been the case in the past with the original eight being granted a discount (currently \$136).

I am passing the checkbook and PO Box key over to Rod today since I will no longer be a Board member after this meeting. The PO Box needs to be checked twice a week because many architectural requests, invoices, and other important notices are sent by mail. When homes are sold, the HOA currently receives a check for \$226 for transfer fees and should receive a copy of the title for the new buyer. The title and associated title paperwork go to Susan Davis, the HOA's transfer agent. The next closing date for a sale is scheduled for about March 15 – 561 W Via Rosaldo with Joe and Leslie Bruce as buyers.

The HOA 202 tax return is not done yet. The contact is Kari Harrison 520-625-8732 at H&R Block. Two checks will be needed when the returns are ready. The Board data with the Arizona Corporation Commission will need to be updated after the organizational meeting. The signers on the Chase bank account will have to be updated and a new Debit Card requested. Quickbooks requires a debit card to pay their monthly fee. Veronica Llamas has been very helpful in the past -520-792-5964. The Secretary and the new signers on the account must be there in person.

Our contract with Waste Management expires 2/1/24. Sierra at 480-457-4888 is the new contact person. Email is FCHOA@WM.COM for any issues. Clubhouse annual contracts/ duties include GV Heating and Cooling for maintenance on the mini split twice a year, University Termite and Pest for a termite inspection in the February and a certification of the fire extinguisher in the fall. Every new owner

should be given a key to the clubhouse, should be told about the \$5 donation program if they use the clubhouse, shown where the bathroom keys are kept and how to turn on and off the water to the clubhouse. The water to the clubhouse should be turned off when no one is using it. The water bill needs to be reviewed for excessive usage which might indicate a leak. I noticed one when I joined the Board 4 years ago. The August sewer bill needs to be checked. It should be about \$16.67 the minimum. If it is higher than \$16.67, this new charge needs to be appealed. I have had to appeal the sewer bill the last two years.

As far as I know, all HOA insurance related claims from last summer's storms have been settled. The current HOA policy with Community Association Underwriters (CAU) expires November 1, 2022. I expect the new premium to be 15%-25% higher because of increased labor and building materials costs, the HOA's extraordinary low deductible (the lowest of any of Ed Weber's clients) and the recent HOA claim history. The HOA had one claim in the first 26 years and 6 claims in the last 3 years. I recommend that the deductible be raised to \$10,000 as soon as possible.

Of the eight original dwelling units only two have provided proof of insurance as required by the CCRs for the current year. Their 2022 dues letter mailed on December 1st included a reminder. So, we do not know if 6 of the units have enough building property coverage to rebuild in case of a fire. If a house is not rebuilt by the current owner, the HOA might have to have a Special Assessment to pay for the rebuilding. If these units were added to the HOA CAU policy, these eight owners would actually save a few hundred dollars each year on their insurance and dues costs (especially if they were paying the same amount in dues as the 98 other owners). And all owners would be relieved of the risk of a special assessment. So, none of the eight owners would be harmed by being underneath the CAU policy. They save money. And if they were not harmed, they would have no incentive or basis to sue the HOA if they were not given veto power on this CCR change. I think this is a win-win for all owners. I think there is no risk and a lot to gain from this CCR change. I hope the new Board agrees and votes to bring this CCR amendment to the HOA next fall for a vote.

- Submitted by Travis Gamble, 3/7/2022