

## SpringPointe HOA Board Meeting Minutes – October 25, 2021

### Call to Order, Roll Call and Establishment of Quorum

- Meeting called to order at 2:00 PM by Vice President Sue Eaton.
- Present: Vice President Sue Eaton, Secretary Jim Armstrong, Director Phil Vande-Riet  
Absent: President Rod Sundsted, Treasurer Travis Gamble (Quorum: 3 of 5; one Director position vacant)
- Notice of meeting was sent 10/17/2021 by email; 10/19/2021 by USPS to those with no email on file.

### Minutes of previous meeting:

- Board Meeting of April 13, 2021:  
*Motion to approve the minutes as submitted* made by Sue Eaton; 2<sup>nd</sup> by Phil Vande-Riet. Passed unanimously.

**Vice President's remarks:** Sue gave her recap of the summer storm issues during Committee Reports, below.

**Treasurer's report:** Jim gave highlights from Travis' written report:

- Latest financial statements are posted on **SpringPointeHOA.com** under Association > Financial Info.
- All owners have paid 2021 dues in full except for the one unit in foreclosure; foreclosure sale is 11/23/2021.
- HOA insurance damage claims: check received for one homeowner on Rio Yaqui. Payment for a second claim was sent by insurer but not received; Travis is working with our agent to resolve.
- Proposals from the Treasurer are included under New Business, below.

**Architectural Committee:** Sue Eaton reported that since the April Board meeting there have been several routine requests for painting and for window replacements. All were granted.

### Buildings & Grounds:

- Sue recapped the summer storm damage. Around 12 trees of significant size fell or were uprooted. Two trees fell against homes; one was removed by La Sierra and the other by the homeowner's contractor. Many trees lost branches. Our landscaper, Bert, worked six extra days. Clean-up is not yet complete; some branches and brush still need picked up. Sand and gravel were washed into different areas.
- Phil Vande-Riet will work with Sue and Bert to complete storm clean-up.
- The next regular 2<sup>nd</sup> Wednesday landscaping day will be Nov. 10, 2021.

**Communications:** Jim thanked Kae Vinson for another informative edition of *SpringPointe Quarterly* this month.

### Green Valley Council (GVC):

- Kae Vinson reported the organization has had some difficulties with communication and events during the past year, perhaps due to Covid and changes in officers, but Kae has reconfirmed with GVC that she is our rep. No dues increase is expected for 2022!
- Our alternate rep, Sylvie Robertshaw, gave info about some upcoming GVC events.

**Welcome Committee:** Since Covid, Kae and Sylvie have not been doing in-person greetings; using email instead.

### Old Business – The Villages License Agreement

- Jim reported that The Villages' law firm notified the SPHOA Board of termination on May 12, 2021, taking effect 90 days later. We notified our homeowners on Rosaldo whose lots abut The Villages that SPHOA no longer has any rights to perform erosion control or landscape clean-up on The Villages property.
- SpringPointe owners with concerns about upkeep of adjacent common area in The Villages should contact them directly at their office phone, (520) 625-9851. If SpringPointe owners are not satisfied with the outcome they may inform the SPHOA Board, but we have no special influence over The Villages. We do, of course, expect them to be good neighbors and not to allow conditions that could result in damage to SPHOA.

### New Business

1. **HOA Property & Liability Insurance Renewal –**
  - Our agent, Ed Weber, reported he had sought bids from four companies. Two of those insurers declined to quote a policy for SPHOA due to open claims from the summer storm damage; a third said their rate would be \$10,000 higher than our current policy. Our current policy from CAU was a 2-year offer, so we can renew for a 2<sup>nd</sup> year with them at the same rate as last year. Our separate liability coverage umbrella policy will have a \$50 premium increase.
  - Ed presented several recommendations for the Board's consideration, which he believes could improve SPHOA's ratings and potentially save on future premium increases by reducing certain risks.
  - *Motion to accept the bid from CAU for property and liability insurance for one year effective November 1, 2021, with separate fidelity & umbrella coverage from American Heritage, for the approximate amount of \$22,100 made by Jim Armstrong; 2<sup>nd</sup> by Sue Eaton. Passed unanimously*
2. **Proposal to revise Rule #3 - Annual Assessments and Nonpayment Penalties:** tabled due to absence of Treasurer.
3. **Proposal to seek change of CC&R 7.1.2.3 as amended in 2003 – to increase the property insurance deductible payable by owners from \$2,500 to \$10,000:** tabled due to absence of Treasurer.
4. **Clubhouse Women's Restroom:**
  - Sue reported the condition of both toilets is poor; the porcelain appears damaged and can no longer be cleaned of stains.
  - *Motion to purchase and install two new toilets in the Clubhouse women's restroom, at least one handicap-accessible made by Sue Eaton; 2<sup>nd</sup> by Phil Vande-Riet. Passed unanimously.*
5. **Next Board Meeting:** set for Monday, Nov.15, 2021 at 2:00 PM at the Clubhouse.

### Homeowners' comments

- There were comments and questions concerning The Villages common area adjacent to many SPHOA on Via Rosaldo. Owners are advised to consult Pima County plat maps for exact property boundaries of their lots.
- One owner had specific concerns about a tree beside her unit on SPHOA common area; Phil will review.

**Adjournment –** *Motion to adjourn* made at 3:35 PM by Jim Armstrong; 2<sup>nd</sup> by Phil Vande-Riet. Passed unanimously.

**NEXT MEETING: Monday, Nov. 15, 2021 at 2:00 PM at the Clubhouse.**

*Masks and social distance required.*

A primary topic will be the annual assessment (dues) for 2022.

Watch for complete agenda on SpringPointeHOA.com Events calendar

Respectfully submitted – Jim Armstrong, Secretary