

## SpringPointe HOA Board Meeting Minutes – December 13, 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, Treasurer Travis Gamble, Secretary Jim Armstrong, Director Phil Vande-Riet (Quorum: 4 of 5; one Director position vacant); President Rod Sundsted was not present in person but participated (non-voting) by speakerphone.
- Notice of meeting was sent 11/24/2021 by email; 11/27/2021 by USPS to those with no email on file.

**Minutes of previous meeting:** Board Meeting of November 15, 2021: Jim Armstrong reported one revision: to the vote tally for New Business item #1 (does not affect outcome of vote).

Motion to approve the minutes as revised made by Sue Eaton; 2<sup>nd</sup> by Phil Vande-Riet. Passed unanimously.

### Treasurer's report - Travis Gamble:

- Latest financial statements are posted on **SpringPointeHOA.com** under Association > Financial Info.
- 25 owners have already paid their 2022 annual assessment; two raised concern about no installments.
- A foreclosure sale was held on Nov. 23 for 1772 N. Rio Mayo. The price exceeded the amount owed, so SPHOA's lien for back dues should be collected once the transfer is settled.

**Architectural Committee** - Sue Eaton: one painting request is in process. A request for some drainage work on common area on Via Rosaldo was approved.

### Buildings & Grounds - Phil Vande-Riet:

- The next regular 2<sup>nd</sup> Wednesday landscaping day will be Jan. 12, 2022.
- An owner requested permission to plant on the common area near her unit. The Board requested more detail on the specific tree or shrub, and the specific location proposed.

**Old Business:** none.

### New Business

#### 1. Revision of Architectural Guidelines

- The Guidelines include a reference to the License Agreement with The Villages, which was terminated by The Villages as of August 2021.
- Motion to delete from the Architectural Guidelines paragraph 5.c. (re: Landscaping) in section titled Appearance, which references an agreement between SpringPointe and The Villages HOA made Jim Armstrong; 2<sup>nd</sup> by Travis Gamble. Passed unanimously.

#### 2. Proposal to increase HOA fees on real estate sales transactions

- These fees do not affect current owners; they are charged only on future sales of SPHOA units. Proposed increases are within the limits of AZ 33-1806, section C.
- Motion to increase the Disclosure fee from \$86 to \$103 and Transfer fee from \$103 to \$123 on all real estate transactions occurring on Jan. 1, 2022 and after made by Travis Gamble; 2<sup>nd</sup> by Phil Vande-Riet. Passed unanimously.

#### 3. Proposal for vote on including the original 8 units under the HOA blanket insurance policy

- Motion to conduct a vote of the Owners on amending CC&Rs (ref. 7.1.2 and 7.3) to include the 8 original units under the HOA blanket insurance policy made by Travis Gamble; died for lack of second.
- During discussion, Board members agreed on the value of obtaining legal advice about equalizing the dues on those original units with the other 98, and of communicating in advance with those 8 owners.

#### 4. Proposal for vote on excluding solar panels from coverage under the HOA blanket insurance policy

- Motion to conduct a vote of the Owners on amending CC&Rs (ref. 7.1.2.1., as revised in 2003) to add the phrase "except for solar panel installations" before the period at the end of the paragraph made by Travis Gamble; 2<sup>nd</sup> by Sue Eaton.

- There was discussion of the desirability of obtaining legal advice about the specific wording of exclusions from coverage, so that any exclusions are clearly stated in the CC&Rs.
  - *Motion to table the motion on the floor in order to obtain legal review of the HOA's current insurance coverage obligations under the CC&Rs, and how to specify any exclusions made by Jim Armstrong; 2<sup>nd</sup> by Phil Vande-Riet. Passed unanimously.*
- 5. **Proposal for vote on raising deductible of the HOA blanket insurance policy from \$2,500 to \$10,000**
  - *Motion to conduct a vote of the Owners on amending CC&Rs (ref. 7.1.2.3., as revised in 2003) to raise the deductible payable by Owners from \$2,500 to \$10,000 made by Travis Gamble; 2<sup>nd</sup> by Jim Armstrong. One in favor; two opposed; one abstention. Motion failed.*
- 6. **Discussion of "all improvements" coverage for the HOA blanket insurance policy – no action at this time**
- 7. **Request to The Villages for permission for drainage/erosion work**
  - The Board reviewed a letter requesting permission for SpringPointe to clean out a drainage ditch on The Villages HOA common area adjacent to SPHOA properties on Via Rosaldo; consensus reached on letter.
- 8. **Proposal to allocate funds for drainage/erosion control work on Via Rosaldo**
  - *Motion to allocate \$1,000 for drainage work/erosion control on SPHOA common area next to units from 655 to 669 N Via Rosaldo, and on The Villages common area if they grant approval made by Travis Gamble; 2<sup>nd</sup> by Jim Armstrong. Passed unanimously.*
- 9. **Next Board Meeting:** set for Monday, Jan. 17, 2022 at 2:00 PM at the Clubhouse.
- 10. **Homeowners' comments:** none
- 11. **Adjournment –** *Motion to adjourn* made at 3:45 PM by Jim Armstrong; 2<sup>nd</sup> by Sue Eaton. Passed unanimously

**NEXT MEETING: Monday, Jan. 17, 2022 at 2:00 PM at the Clubhouse.**

*Masks and social distance required.*

Watch for complete agenda on SpringPointeHOA.com Events calendar

***SAVE THE DATE!***

SpringPointe ANNUAL HOMEOWNERS MEETING &  
Election for 3 Director positions  
Monday, Feb. 21, 2022 at 2:00 PM