

SpringPointe HOA Board Meeting Minutes – January 17, 2022

Call to Order, Roll Call and Establishment of Quorum

- Meeting called to order at 2:00 PM by President Rod Sundsted.
- Present: President Rod Sundsted, Vice President Sue Eaton, Treasurer Travis Gamble, Secretary Jim Armstrong, (Quorum: 4 of 5; one Director position vacant); Director Phil Vande-Riet not present.
- Notice of meeting was sent 12/18/2021 by email; 12/19/2021 by USPS to those with no email on file.

Minutes of previous meeting: Board Meeting of December 13, 2021

Motion to approve the minutes as submitted made by Jim Armstrong; 2nd by Travis Gamble. Passed unanimously.

President's remarks – Rod Sundsted:

- Concerning the upcoming Board election at the Annual Meeting, Rod asked about plans of the three Directors whose terms are ending. Sue Eaton will not run for another term. Travis Gamble does not plan to. Rod Sundsted might not run. This means the HOA needs three owners to volunteer to run for the Board.
- Jim pointed out that our Bylaws require six Board members, of which a quorum is four, and without a quorum the HOA cannot conduct business. There has been an open seat since March 2021, so it's critical to have a full slate of three candidates for this election. Otherwise SpringPointe is at risk of not having enough Directors to conduct business for the HOA.

Treasurer's report - Travis Gamble:

- Latest financial statements are posted on **SpringPointeHOA.com** under Association > Financial Info.
- 90 owners have paid their 2022 annual assessment; three units in process of sale expected to pay at closing.
- One owner is still working with his insurance carrier for damages from last July's storm. Travis is working to assist. Once that claim is resolved, we can determine any payment from SPHOA's insurance settlement.
- Recent miscellaneous receipts included a credit from Trico and two rental form fees.

Architectural Committee - Sue Eaton: one request received today, not yet reviewed by Committee.

Buildings & Grounds - Phil Vande-Riet not present:

- The next regular 2nd Wednesday landscaping day will be Feb. 9, 2022.
- Sue asked about a dead cactus on common area beside a recently sold unit due to inquiry from new owner; needs to be reported to Phil to add to Bert's February work.

Communications – latest issue of SpringPointe Quarterly – *thank you, Kae Vinson!*

Old Business:

1. HOA Insurance policy

- There was extensive discussion about changing the CC&Rs on Insurance Requirements (article 7). Any changes require will approval by the owners. To amend the CC&Rs, 2/3 must vote to approve.

Possible "pro's" of proposed changes:

- extending the HOA policy to include the original 8 units which are not currently under the HOA policy: this would improve protection of the HOA for any uninsured damages to those units;
- small reduction in HOA's yearly premium if we raise the deductible payable by owner;
- reducing number of "smaller" claims could make SpringPointe a more desirable client to insurers, since claims starting at the current \$2500 can be seen as a burden by insurer.

Possible “con’s” of proposed changes:

- HOA would need to raise dues on original 8 units when bringing them under HOA policy (equal to the other 98); but dues increase is probably offset by lowering their individual policy premiums;
- many owners don’t know intricate details of their individual homeowners policies; changing HOA deductible would require detailed discussion with their agents to assess impact; if any change in individual coverage is needed, could result in small increase to individual policy premium;
- may be challenging to get owners to agree to an apparent short-term cost to gain the long-term benefits to their overall insurance + dues expense.

The Board knows insurance is complicated. CC&R Article 7 hasn’t been changed since 2003 but the world of insurance constantly evolves, and the HOA’s premiums generally increase each year. We can’t rush into changes, but doing nothing could result in insurance companies requiring significantly higher premiums for our HOA policy, or limit the number of companies willing to sell us insurance at all.

- Motion to request an estimate of cost for consultation by our law firm (Carpenter Hazlewood) to review CC&Rs and Arizona statutes regarding adding the original 8 units to the HOA insurance policy and resolving the difference in their dues, and questions regarding obligation to cover solar panels under Article 7 (including amendment of August 2003) made Sue Eaton; 2nd by Jim Armstrong. 3 in favor, 1 opposed. Motion passed.
2. **Rosaldo drainage work update:** waiting for The Villages election so we can discuss with new officers.

New Business

1. **Approval of CAU insurance payout to homeowner for summer 2021 storm damage**
 - Owner out of town, waiting for their return to discuss documentation.
2. **Preparation of HOA 2021 tax return**
 - Motion to authorize H&R Block to prepare the 2021 SpringPointe HOA tax return made Sue Eaton; 2nd by Jim Armstrong. Passed unanimously.
3. **Honorarium for Christmas lighting**
 - Motion to authorize payment of a \$25 honorarium to Brian & Michele Savage for their electricity connection for Block 6 Christmas lighting made by Jim Armstrong; 2nd by Travis Gamble. Passed unanimously.
4. **Annual Meeting plans**
 - So far, only one owner has agreed to be a candidate for the Board seats to be elected. The Board continues to seek candidates for the three seats. More time is needed to find candidates.
 - Motion to change the date of the Annual Meeting from Feb. 21, 2022 to **March 7, 2022 at 2:00 PM** made by Sue Eaton; 2nd by Rod Sundsted. Passed unanimously.
5. **Next Board Meeting:** set for Monday, Feb. 21, 2022 at 2:00 PM at the Clubhouse.
6. **Homeowners’ comments:** there was a concern about street parking but this is not under HOA control.
7. **Adjournment** – Motion to adjourn made at 3:36 PM by Sue Eaton; 2nd by Jim Armstrong. Passed unanimously

NEXT MEETING: Monday, Feb. 21, 2022 at 2:00 PM at the Clubhouse.

Masks and social distance required.

Watch for complete agenda on SpringPointeHOA.com Events calendar

NEW DATE!

SpringPointe ANNUAL HOMEOWNERS MEETING &
Election for 3 Director positions
Monday, March 7, 2022 at 2:00 PM