

## SpringPointe HOA Board Meeting Minutes – February 21, 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, Director Phil Vande-Riet (Quorum: 5 of 6; one Director position vacant)
- Notice of meeting was sent 1/24/2022 by email; 1/25/2022 by USPS to those with no email on file.

### Minutes of previous meeting: Board Meeting of January 17, 2022

Motion to approve the minutes as submitted made by Sue Eaton; 2<sup>nd</sup> by Travis Gamble. Passed unanimously.

### President's remarks – Rod Sundsted:

- Welcomed a new owner attending the meeting, Cindy Richey and her daughter Lisa Prindle.
- Meeting with attorney on insurance issues was rescheduled by law firm until 2/24/2022.
- Rod did not receive approval from The Villages for our request to improve a drainage ditch on their common area. Will try again now that they have completed their election and have some new board members.
- Regarding the upcoming Board election at the Annual Meeting, only one owner agreed to run – *thank you to Mitchell Koentopf!*
- Jim pointed out that our Bylaws require six Board members. With only one person running and only 2 current Directors continuing, the Board will not have a quorum. This can prevent the Board from conducting necessary business for the homeowners. We continue requesting owners to volunteer for the Board. Rod is considering options to continue serving in a vacant seat.

### Treasurer's report - Travis Gamble:

- Latest financial statements are posted on **SpringPointeHOA.com** under Association > Financial Info.
- All but two owners have paid their 2022 annual assessment. Overdue notices have been sent.
- One owner is receiving final payment from their insurance for damages from last July's storm, which is expected to cover their costs. This appears to be the last insurance settlement for those storm damages.

### Architectural Committee

- Rod reported on the planned stucco repair and painting of the Clubhouse exterior. He had asked the Committee to suggest colors for painting project. Sue Eaton presented options the group considered. Motion to approve Mineral Dust as main wall paint color, and Garden Path as trim color for the Clubhouse made by Jim Armstrong; 2<sup>nd</sup> by Sue Eaton. Passed unanimously. Motion to allocate \$1400 for stucco repair to the Clubhouse by contractor Alfredo Villalvazo, and up to an additional \$300 for stucco work on the damaged common area wall in Block 7 made by Sue Eaton; 2<sup>nd</sup> by Jim Armstrong. Passed unanimously.

### Buildings & Grounds - Phil Vande-Riet

- The next regular 2<sup>nd</sup> Wednesday landscaping day will be March 9, 2022. Notify Phil of items for Bert's list.

**Old Business:** items already covered under Officers' reports, above (drainage project & insurance settlement)

### New Business

1. **Clarification of ownership** – according to Pima County property & tax records, a unit on Via Alamos is owned by a long-deceased couple. The individual who has been paying the annual HOA dues has stated he purchased it through a land contract. If so, it's not recorded and does not meet the ownership requirements of our CC&Rs. The Board will write to ask that the necessary ownership documents be properly recorded.
2. **Next Board Meeting** – the Board will hold an Organizational Meeting immediately after the Annual Meeting on March 7.
3. **Homeowners' comments** – there was a question about a wooden structure in a common area.
4. **Adjournment** – declared at 3:00 PM by Rod Sundsted by consensus.

## 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 28<sup>th</sup>. None of these three have contacted me. These units are part of the original eight units. Liens can be applied after April 1<sup>st</sup>. 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](mailto: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 1<sup>st</sup> 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.