

SpringPointe Home Owners Meeting Minutes April 4, 2022

Call to Order, Roll call and Establish of Quorum

- Meeting called to order at 2:00PM by President Jim Armstrong
- Present: President Jim Armstrong, Vice President Mitchell Koentopf, Secretary Jim Erwin, Treasurer Rod Sundsted, Directors Phil Vande-Riet, Bob Waldorf (quorum - all 6 present)

Minutes of previous Board Meetings: Feb. 21, 2022 and March 7, 2022

Motion to approve the minutes as submitted made by Mitch Koentopf; 2nd by Rod Sundsted. Passed unanimously.

President's Remarks – Jim Armstrong

- Annual meeting was held in March and new board members were welcomed.
- Praise and thank you was given for the work the previous Board had done.
- 10 units have changed hands in the past year; average home prices nearing mid \$200,000 which in a Green Valley is a value because of in SpringPointe unit sizes and with garages.
- The board continues to invite new homeowners to volunteer with SpringPointe's needs.
- New SpringPointe directories are going to be published soon. Home owners are encouraged to make sure to read the architectural requirements listed in directory.
- Green Valley phone books will also be distributed.

Treasure's report-Rod Sundsted

- No financial report was submitted due to changing over to Quick Books as well as new Board member just completed change over of banking information. Will be put onto web site soon.
- 104 units have paid dues, 2 units still outstanding.

Architectural Committee-Mitch Koentopf

- Only one request to paint received this month.
- Homeowners are required to have all exterior painting approved by Architectural committee.

Building and Landscape-Phil Vande-Riet

- There are several piles of debris that need to be picked up.
- April 13th is the next time landscaping day – 2nd Wednesday every month.

Green Valley Council- Bob Waldorf has agreed to attend meetings and report to Board.

- Jim Armstrong said all residents are encouraged to attend any seminars that Green Valley Council puts on. SpringPointe owners can read about and register for their events by following gvcouncil.org, or sign up for their email list at that web site.

Old Business - Club House painting-

- Volunteers Rod Sundsted and Leo George after 3 weeks have completed the painting.
- Cost for painting with stucco repair was \$2920 (paint \$1520, stucco repair \$1400).
- Bid to paint club house was \$7000 in 2020. Thanks to these hard-working volunteers!
- Motion that Rod and Leo be given each a \$250 honorarium for a job well done made by Jim Armstrong; 2nd by Phil Vande-Riet. Passed: 5 in favor, 1 abstention.

New Business

1. **Proposed resolution on solar energy devices** – reviewed Resolution attached to these minutes. Motion to adopt the resolution made by Mitch Koentopf and 2nd by Phil Vande-Riet. Passed unanimously.
Rod Sundsted suggested he'll send a copy of the resolution to HOA's insurance company.
2. **Drainage projects**
 - Home on Via Alamos will be handled by homeowner as drainage is on their property. SpringPointe will supply rock as needed to channel water from owner's lot onto common area.
 - Three areas on Rosaldo will have drainage repaired/improved.
Motion to approve up to total of \$6000 for the 3 projects selected from bids by Mochomo's Landscape and AAA Landscape, pending review of references, made by Rod Sundsted; 2nd by Jim Armstrong. Passed unanimously.
 - Jim Armstrong has written email to The Villages president to help with some of the drainage issues but the Villages have not responded. It was agreed by Board that projects should be completed to protect our homeowners from further potential damage, so we will continue to attempt to get The Villages approval.
3. **Pre-emergent Spraying** - In 2021 only one pre-emergent spraying of weeds was applied in the fall. No pre-emergent was applied in the spring. There was no noticeable weed growth, and we saved approximately \$1500.
Motion to cancel pre-emergent spray in spring 2022, and to seek new bids for spraying before fall (since our total area is reduced by no longer spraying The Villages license area as we did in the past) made by Rod Sundsted; 2nd by Jim Armstrong. Passed unanimously.
Phil will get bids.
4. **Planting on common grounds**
 - An owner requested permission to plant a small tree in common area next to unit.
Motion to approve planting a Texas Mountain Laurel with the restriction that the plant does not exceed the height of 8 feet, plant must be at least 10 feet from townhouse wall and 6 feet from sidewalk and homeowner to water until established, made by Bob Waldorf; 2nd by Mitch Koentopf. Approved unanimously.
 - Another request was to plant small octopus agave in the common area between blocks 1 & 2.
Motion to approve planting octopus agave in the common area between blocks 1 & 2, homeowner to water until established, made by Bob Waldorf; 2nd by Phil Vande-Riet. Approved unanimously.

Summer Plans

Mitch Koentopf and Phil Vande-Riet will remain in SpringPointe throughout the summer. If needed all other Board members can be reached by phone. If necessary, the Board can conduct an open meeting via Zoom after publicizing to the owners.

Next Meeting – a date for the 1st meeting of the fall will be arranged and announced later.

Meeting adjourned at 3:35 PM

**RESOLUTION of the Board of Directors of SpringPointe Homeowners Association, Inc.
Regarding responsibilities for insurance and for maintenance of solar energy devices**

RECITALS – WHEREAS:

- A. The governing documents of the SpringPointe Homeowners Association (“the Association”), an Arizona non-profit corporation, define the terms “Owner,” “ Dwelling Unit or Unit,” and “Lot” as used herein.
- B. Arizona statute 33-1816 regulates a homeowners association’s authority over the installation or use of a “solar energy device,” as defined in Arizona statute 44-1761.
- C. All Dwelling Units at SpringPointe were originally built and equipped with connections to an available electrical power utility system, and none were originally built or equipped with solar energy devices.
- D. The Covenants, Conditions and Restrictions for SpringPointe (“CC&Rs”) do not mention solar energy devices and none were installed when the CC&Rs were adopted in 2003.
- E. The governing documents of the Association state that the Association shall obtain and maintain in force certain policies of insurance.
- F. Article 7 of the CC&Rs, as amended, prescribes the type of insurance and specifies the responsibilities of the Association and the Owners to place and maintain in force at all time appropriate insurance to protect the Owners and the Association.
- G. Article 5.5 of the CC&Rs describes the Owner’s responsibility for exterior maintenance and repair of Dwelling Units.
- H. It is now the intent of the Association’s Board of Directors to clarify responsibilities for insurance coverage for any solar energy device installed or used at an Owner’s Dwelling Unit and/or Lot. Further, it is the intent of the Association’s Board of Directors to clarify maintenance and repair responsibilities with regard to solar energy devices.

RESOLUTION – NOW THEREFORE BE IT RESOLVED THAT, in consideration of the Recitals above, the following be adopted and fully in effect on the date below:

- A. Solar energy devices as defined in Arizona statute 44-1761 are not included, or intended to be included, among the insured elements in SpringPointe CC&Rs section 7.1.2.1 (first amendment, recorded 09/05/2003).
- B. The Association shall have no responsibility or obligation to obtain or maintain property loss or damage insurance for any solar energy device installed or used on any Owner’s Dwelling Unit and/or Lot.
- C. Owners are advised to obtain and maintain their own property loss or damage insurance for any solar energy device installed or used on their Dwelling Unit and/or Lot.
- D. Owners who have a solar energy device on their Dwelling Unit or Lot shall be solely responsible for the maintenance and repair of such device, and for the repair or replacement to the Unit resulting from damage caused by installation, operation, and/or removal of the solar energy device.

Approved by majority vote of the SpringPointe Homeowners Association Board of Directors and dated

on this 4th day of April, 2022 by: James S. Armstrong
James S. Armstrong, President
Attested by: James Erwin
James Erwin, Secretary