

SpringPointe HOA Board Meeting Minutes

October 24, 2022

Call to Order, Roll call and Establish Quorum

- Meeting called to order at 2:00PM by Secretary Jim Erwin
- Present: President Jim Armstrong, Vice President Mitchell Koentopf, Secretary Jim Erwin, Directors Phil Vande-Riet, Bob Waldorf. Treasurer Rod Sundsted communicated via phone

Minutes of previous Board Meeting: April 4, 2022

- Motion to approve the minutes as submitted made by Jim Erwin, 2nd by Phil Vande-Riet. All approved.
- Board Action of April 23, 2022: Motion to approve the record of the unanimous Board action (added an item to the landscape contract approved at the April 4, 2022 meeting) made by Phil Vande-Riet, 2nd by Bob Waldorf. All approved.

Presidents Remarks – Jim Armstrong

- Phil Vande-Riet and Mitch Koentopf were thanked for the work that was done over the summer months.
- Jim reported on drainage work that seems to be successfully completed by SpringPointe units on the west end of Via Rosaldo and adjacent common area of The Villages. Another project on Via Rosaldo was done, but additional work there will be needed.
- Jim Armstrong and his wife have sold their home and Jim will resign from the Board as of November 7, 2022. Jim is willing to help with the transition.

Treasure's report-Rod Sundsted

- Nine month income is better than projected due to income from transfer fees (\$229) from the ten homes that were transferred to new owners.
- Common area was budgeted for 2022 was \$18,000, but expenses so far have been below budget.
- If common area expenses continue to be less than budgeted for 2022 Rod hopes to transfer excess budgeted money into cul-de-sac reserve.

Architectural Committee-Mitch Koentopf

- No open requests. All routine requests were approved during the summer.

Building and Landscape-Phil Vande-Riet

- No report but will have items under New Business.

Green Valley Council- Bob Waldorf

- Green Valley Council will not increase dues to HOA's in 2023.

New Business – annual insurance renewal:

- Our insurance expires October 31, 2022. Our agent Ed Weber presented the bid from CAU with costs and explanations, also including Fidelity coverage, Directors & Officers, and liability Umbrella.
- New policy will increase by 14% or roughly \$3165
- Reasons for the increase were that there was no increase since 2021 and we had claims in 2021 due to storms. Inflation and cost of building materials also affect rates.
- So far in 2022 there have been no claims
- Increase in insurance policy cost will affect 2023 budget

- Motion was made to accept the bid from CAU and increase our umbrella coverage from \$1 million to \$5 million for a total cost of \$25,477 by Bob Waldorf, 2nd by Mitch Koentopf. All approved
- Homeowners can request a copy of our HOA Certificate of Insurance from www.CAINSMGT.COM or on the SpringPointe website

New Business – insurance proposal about 8 original units:

- There are 8 units that are not covered by our property insurance. These 8 units could have blanket coverage under our insurance if we amend the CC&Rs. The cost would be an additional \$1200 but all 8 units would need to agree to the change in coverage. Letters have been sent to the 8 homeowners explaining the issue but only two homeowners have responded. Jim recommended the Board seek advice from our attorney about voting requirements and wording to amend CC&Rs for this.

New Business – drainage issues:

- Drainage problems in common area have been resolved on Rosaldo common area but one homeowner is not satisfied with the appearance. Contractor has been contacted but is not responding
- Water concern near 1677 Rio Yaqui. Contractors have submitted bids. \$4800 for one and \$12000 for the second bid. No decision was made to select contractor.
- Sand washed onto the cul de sac in Block 3 on Rio Yaqui during summer storms. The common area behind that block may need work to prevent this erosion.
- Brenda Russell volunteered to contact University Extension to see if there are alternative ways to eliminate drainage problem in these areas.
\$12000 for the second bid. No decision was made to select contractor.

New Business – pre-emergent spraying:

- Motion to eliminate the fall Pre-emergent spraying made by Bob Waldorf, 2nd by Phil Vanderiet. All approved. Can consider spraying next year in spring.

New Business – tree removal:

- Two contractors bid on tree removal at 651 Rosaldo and 1801 N Rio Yaqui. Danny's Tree Service for \$1650 and La Sierra Tree for \$2600.
- Motion by Jim Erwin to approve tree removal by the lowest bidder with the stipulation that contractor supply proof of insurance, 2nd by Bob Waldorf. All approved

Next Meeting: Wednesday, November 16, 2022 at 2:00 PM

Homeowners Comments

- Homeowners on Rosaldo with cloths line looks tacky. Homeowners can have cloth lines as long as they are not permanent.
- Loud organ. This is not a board issue
- VRBO renters at 690 Rosaldo have been parking in SpringPointe cul-de-sac. A letter has been sent to the homeowner as well as signage added to cul-de-sac stating SpringPointe residents only.
- Kae Vison asked for articles for upcoming SpringPointe newsletter. All owners are invited to contribute articles.

Meeting adjourned at 4:34 motioned by Mitch Koentopf, 2nd by Rod Sundsted. All approved