

Attendees:

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|---------------|-----|------------------|-----|--------------|-----|--------------|-----|
| Bob McConaghy | [Y] | Kathryn Fitchett | [Y] | Tim Crabtree | [Y] | TJ Emele APM | [Y] |
| Marie Jackson | [N] | Doug Jones | [Y] | | [Y] | | |

Meeting called to order 7:10 pm by Bob.

There were three (3) homeowners in addition to the four (4) board members who attended.

**Topic: Homeowners
(Allotted 2
minutes each)**

Lot#144 - Alan Steiner - Mr. Steiner spoke about concerns he had regarding HOA matters.

Lot#168 – Teresa and Manuel Saucedo had no issues.

Lot # 191 – Board Member Bob McConaghy said that his front hose bib needs repair.

**Topic: Approval of
Minutes**

The minutes from the December 2018 board meeting – Kathryn Fitchett moved we accept the minutes, as amended. Tim Crabtree seconded the motion. The motion passed.

**Topic: File Financials for
Review**

Kathryn discussed some of the items in the January 2019 financials and asked if we had any questions. Kathryn did not have the amounts we had in each account.

Kathryn moved we file the financials for review. Tim Crabtree seconded the motion. The motion passed.

**Topic: Title transfers &
pending sales**

There was one (1) title transfer – 8059 N. 31st Lane. It sold for \$102,000.

Topic: Work orders

There was a discussion around the work orders. There is one open work order at this time. It is for the security light over Lot 193, Pete Vasquez's unit on Manzanita. TJ said there were not work orders for roof leaks after the recent rains, but that more people are sending in work orders for replacement of soffits.

Topic: Architectural Requests

There were no AR requests to review.

Topic: Committee Reports

Building and Maintenance – Kathryn gave the maintenance report for December 2018—January 2019.

- (1) SRP was on site January 15 to fix underground wire by Lot 183 where the line snapped when the trees on Loma Lane fell during the July 2018 storm. The roots were pulled out of the ground when the two trees fell over, and snapped the underground lines, causing two buildings to be without power. SRP did a work around in 2018, and came back to permanently fix the problem.
- (2) COIT cleaned out the air conditioning ducts in the clubhouse and found debris from 1978 in the ducts. (Old donut match packet before name change to Duncan Donuts).
- (3) Jacobson Construction came on January 15 to coat the clubhouse ceiling to encapsulate the asbestos ceiling. After that work is done, ZeroRez will be called to come clean the clubhouse according to the bid approved by the Board.
- (4) Desert Winds Air Conditioning and Heating came to inspect clubhouse a/c units. The west unit's wiring was not connected according to the a/c chart. Wires bypassed problems instead of fixing them. The original warranty paperwork is in the unit, but Roger called and determined that the unit was put in warranty. Roger is to come on January 17 to fix the east a/c unit. The reversing valve is in warranty and needs replacing. All the freon leaked out by the valve. The cost to replace will be \$1,000, even though it is in warranty.
- (5) Jacobson Construction fixed the curbing by Jan Wettingale's unit, which was damaged in the 2018 storm. The sidewalk by Lot 151 was also repaired. The deposit of \$15,500 was paid to Jacobson Construction in order to get the steel ordered for the two parking awnings destroyed in the July 2018 storm.
- (6) Bumblebee plumbing came and fixed the urinal in the men's restroom at the clubhouse. Cost was \$1293.
- (7) Red Mountain Roofing put the elastomeric coating on Alan Paulson's unit. If it leaks again, Kathryn will contact Red Mountain Roofing regarding a new roof. Also, Kathryn has corresponded with Red Mountain Roofing at least three times

to set an appointment to repair the roof of Lot 151, and has not been able to get a date as yet. At one point, she was told by the receptionist that Red Mountain was booked until the middle of February.

(8) John had to install a new faucet in the kitchen sink at the clubhouse, because it was leaking.

(9) Lot 188 ran into their storage shed, and John had to replace a panel and repaint. The cost of \$104 was charged back to the homeowner.

(10) typical graffiti issues, shed lights, dead dog in bushes, etc.

(11) Kathryn spoke with the insurance adjuster regarding her questions with respect to the insurance Summary and checks received totaling \$55,900.46. Thereafter, Kathryn determined that the checks received would just cover the remaining work to be done with respect to the July 2018 storm damage. The adjuster said that the recoverable depreciation of \$29,104.43 would be released to the HOA when he is sent the **“final invoices from the contractors....”** He also said, **“If Chris [Morga] would like to submit his invoice for all the work upon ordering of the steel or material for the awnings, I would be ok with releasing the depreciation at that point. So, I would suggest Red Mountain and Chris proceed with their repairs and Chris order the materials for the steel. As soon as all the other work is done and steel is ordered for the awnings, send me the total invoices for Red Mountain and Chris, then I will release depreciation.”**

Landscaping Report - Doug discussed the issues with Sun Country, our landscaping company. However, his meeting with Sun Country is not scheduled until the week after the board meeting. He said that the landscapers are doing better work, but that they only did a “mow and blow” during the holidays. In the future, he will try to meet with the landscapers on the Monday or Tuesday before the board meeting is held so that he can have a recent report.

Management Report- TJ reviewed his report and action items he had completed since the last meeting. Board members to review the board packet for the details of his report.

Block watch Report – Kathryn advised that Blockwatch materials are available at the check-in table in the clubhouse. All residents are encouraged to report suspicious activity to Crime Stop. Everyone should report graffiti to APM and Graffiti Busters. If you see something, say something. She also advised of block watch training opportunities in January.

Topic: Old Business

Roofs –Kathryn is keeping track of the roofs and will give the board the updated copy of the roofs that have been completed as needed. 5 roofs remain to be

replaced. Kathryn advised there are 5 roofs left to replace. 210, 211 and Kathryn's building.

Status on Clubhouse Cleaning and Repairs; Roof Repairs for Lot 161; Status of Roof Repair on Lot 151 and the adjacent sidewalk; and status of clubhouse repairs -- Report given by Kathryn in the Building and Maintenance Report, above.

Topic: New Business

Insurance Proceeds – Discussed above. We have the money to conduct all repair according to the approved bids.

Insurance Checks – Two checks totaling \$55,900.46 were received, as discussed above.

Ways to Increase Income to HOA (Tim Crabtree) – Tim passed out a chart he prepared showing our finances for the past few years. He suggested some ways the board might research saving money and making long-term plans. Some items discussed were zero landscaping and digging our own well. Tim and Bob McConaghy are going to meet to further discuss the well idea.

Dump Fees/Runs – John is paid \$40 per dump run for the use of his trailer. With the additional \$16 being charged for more than one dump run a month, Kathryn is proposing that John be reimbursed for the \$16 fee paid to the landfill company, at the rate of \$20. This will be easier to reimburse John out of the ATM machine, rather than issuing him a check of \$16. Plus, with the increases in vehicle maintenance, and the flat tires he gets at the dump and on our property, the extra \$4 is warranted. Kathryn so moved. Tim seconded the motion. Motion passed.

Status of HOA Website -- Kathryn maintains the HOA website and updated it the first week in January. Teri reviewed the website for errors and/or typos. TJ had requested that a link to the Mutual of Omaha Bank for payment of dues be added to the website. Now, homeowners can click on the bank link and be sent directly to the bank's website to pay their dues.

Trip Hazards Proposal – TJ noted a couple of trip hazards on our uneven sidewalks. John advised Kathryn that there are a lot of trip hazards in our sidewalks. Kathryn proposed that we either get a bid to even out the sidewalks, or paint the sidewalks red where they are uneven, with a sign stating to watch out. She has seen this done at a church in town. TJ and Bob discussed renting a wet grinder to even out the sidewalks. Kathryn and John will investigate this idea.

Insurance Depreciation Funds and Contribution to Reserves -- Once we receive the \$29,104.43 in refundable depreciation for the storm damage, Kathryn proposed that the roof account be reimbursed \$10,000; that \$11,000 be put back into the working capital account; and that the remaining \$8,104.43 be used to cut down the four eucalyptus trees for which we previously got a bid from Sun Country of \$7,072.04; and fix the shed door on Lot 219, per Chris Morga's bid of \$1,300. Kathryn so moved. Doug Jones seconded the motion. Motion passed.

February Board Meeting – Annual meeting to be held at the clubhouse. Check-in is at 7 p.m. Meeting begins at 7:30 p.m., per the HOA Bylaws.

Adjournment

Tim moved we adjourn at 8:11 p.m. Doug seconded the motion. Motion passed.

Executive session

There was an exec session.

Next Board Meeting: Next board meeting will be the HOA ANNUAL MEETING, and will be held February 20, 2019, at the Clubhouse. **In accordance with the HOA Bylaws, the annual meeting will commence at 7:30 p.m., with check-in at 7 p.m.**