



**MEETING MINUTES
BOARD OF DIRECTORS**

**Wednesday, November 28, 2023 1:00 p.m.
Recreation Center, Lounge I**

The meeting was called to order by President Tony Gleadhill at 1:00 p.m. The Pledge of Allegiance followed, and a quorum was established. The Board Meeting was attended by 6 Board members. Two members were absent: Nick Vugrinec and Jim Cortez; 20 homeowners in attendance.

Board Member	Present	Absent
Tony Gleadhill (President)	x	
Phil Clifton (Vice President/GVC)	x	
Pam Reinhardt (Secretary)	x	
Treasurer – open position		
MaryEllen McEldowney (Landscaping)	x	
Compliance – Ralph Neall	x	
Nick Vugrinec (Rec Center Maint)		x
Earl Eyre (Architectural)	x	
Jim Cortez (Paving)		x

ANNOUNCEMENTS:

1. Tony announced the Bacanora and San Mateo property clean-up is done. Written demand notice sent to homeowner. If there is no response in 30 days, this will go to collections and a lien placed against the properties.
2. Santa Rosa “bulb”: “Bulb” is a land locked portion of the abandoned alley on Santa Rosa. The owner of the new home being built at 1570 Santa Rosa has requested the County abandon the ‘bulb’ to 1570 Santa Rosa. The County has requested the Association indicate its interest. The Association has no interest in acquiring this piece of land. A form letter will be sent to the County indicating our position.
3. Nominations for board members now open—6 positions open. Deb Heidemann is working on the Election Buddy remotely. Tony asked homeowners, in attendance, to please consider running for election. All biographies and pictures must be in the office December 20, 2023, to be sent to Deb by December 21, 2023.



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4. Election ballots to be sent out to the community on January 22, 2024. Pam Reinhardt oversees the Election Committee; paper ballots to be sent out January 10, 2024, with the deadline for receiving ballots being February 9, 2024.
5. Meet the Candidates meeting is on January 24, 2024, right after the January Board Meeting that starts at 1pm, approximately 2:30pm in Lounge 1.
6. The Annual Meeting is February 14, 2024.
7. December 2023 Planning and Board Meetings are cancelled.

Old Business:

1. Presented the 2024 budget. The 2024 Budget represents a 1.2% increase in spending and a 2.6% increase in income (Note: with Board approval of the Assessment increase of \$41 the projected 2024 income may increase to 10.2% vs. 2023). Income increase due to two factors. Increase in interest on Replacement Reserve \$\$s and an Annual Assessment increase. A motion was made by Earl and seconded by Phil to approve the proposed 2024 budget. It was unanimously approved by the Board.
2. Proposal to move Replacement Reserve \$\$s into high yield interest CDs was made per attached schedule. Included is to maintain a 3-month minimum cash balance at BMO. Motion made by Earl; seconded by Phil; unanimous approval by the Board.
3. A proposal to move \$230k into an 8-month CD @5% apy was presented. Ralph made the motion to approve this proposal; seconded by MaryEllen, unanimously approved by the Board.
4. A proposal was made to move \$35k into a 13-month CD @ 5.25% apy. Motion to approve made by Mary Ellen; seconded by Phil; unanimously approved by the Board.



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5. A proposal to increase Annual Assessments \$41 per year was made. The increase is due to recover Replacement Reserve monies spent in 2023 for the walkway epoxy project, emergency west parking lot repairs, cul-de-sac/driveway seal coat, replacement of 2 heat pool heaters and spa pump which were not covered by 2023 budget. Motion to approve was made by Earl; seconded by Phil; unanimously approved by the Board.
6. Next year, the access card system will need updating, Quick Books update, and cul-de-sac seal coat and repair are budgeted into the increase of dues.

Director Reports:

Mary Ellen-Landscaping: Requested help with Christmas decorations and announced January 18, 2024, will be the Volunteer Thank You party, right before or included with the potluck – entertainment will be included.

Earl- Architectural: No report

Phil-Vice President: Insurance – is meeting with The Villages insurance agent, making sure The Villages is sufficiently covered.

Ralph-Compliance: Ralph stated two properties with weeds have been approached; there were no cars around the properties, and nobody answered the door. He called and left messages for the homeowners to correct this issue.

Open forum

Vaino Hoffner mentioned the trip hazards along cul-de-sac 10 and the sidewalks running along Via Alamos. MaryEllen will follow up with Pima County, who owns the sidewalks. The County has taken responsibility for the sidewalks.

Cheri Abraham has 4 dogs and told the Board she did not know about the limit of two animals per household restriction. She has taken every step to curb her dogs barking



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By adding shock collars, they are no longer barking at people going by her property. Her neighbor also in attendance indicated the presence of 4 dogs was no longer a nuisance. The CC&Rs state a reasonable number of animals is possible but do not state an actual number. MaryEllen is performing a review and will report at the January Board meeting. Ms. Abraham was requested to attend the Jan BOD meeting.

There being no further business, Ralph made a motion to close the meeting, Phil seconded, unanimously approved. The meeting closed at 1:50pm.

Respectively submitted,
Pam Reinhardt
HOA Secretary