

THE CROSSROADS AT MINGUS
HOMEOWNERS ASSOCIATION

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Executive Board Meeting Minutes
January 2, 2025

Preface by President:

Agenda posted to website was revised and replaced.

Introduced new Member-at-Large, Glen Miller. Member introduced himself to attendees.

I. Call to Order:

- i. Meeting opened on 1/2/2024 at 1702 hours by President.

II. Roll Call:

- i. All Directors present and signed-in.

III. Resignation or Removal of Officers

- i. Discussion ensued regarding actions taken by President, Treasurer, and Member-at-Large to remove Vice President and Secretary as Directors on the Board by providing a letter signed by the President, Treasurer, and Member-at-Large demanding the resignation or removal of the Vice President and Secretary. A.R.S. Open Meeting laws and CMHOA Bylaws were presented and discussed by all parties, including CMHOA Members. After Vice President and Secretary read letters regarding their resignation or removal as Board Members, input from Members in attendance suggested a legal review of the governing documents; however, no motion for legal review was put forth. Members requested Board Members make an attempt to work together and an agreement was made by all Board of Director Members to do so.

MOTION: Board of Director members agree to treat each other civilly, have respect for each other and move forward. So moved by Secretary and seconded by Vice President. **MOTION PASSED UNANIMOUSLY.**

- ii. Letters read by Vice President and Secretary discussed actions taken during the 2024 tenure.
- iii. Code of Conduct and Conflict of Interest were discussed and offers to sign, but no motion was put forth requiring signature by Board Members.

IV. Appointment of new Directors to Board

- i. Not discussed.

V. Correction of meeting minutes from last Board Meeting

- i. President requested addition to Section VIII.

VI. President's Report

- i. New Meeting Schedule: Every quarter, once a quarter on Mondays at 5:00; as posted on website.
- ii. Architectural Committee Selection: Kelly Carpenter, John Tobias. Glen Miller, Member-at-Large, is ARC Chair. No motion was put forth to approve Architectural Committee members.

VII. Treasurer's budget report for 2024

- i. Treasurer received letter from previous Insurance regarding cancellation confirmation; awaiting receipt of check for \$500.
- ii. Contract signed with Spirit of Joy Church to continue meetings throughout 2025 for four meetings. Dollar amount not specified; need specification of amount in next meeting.

MOTION: Reimburse Spirit of Joy Church for entire year of 2025. So moved by Secretary and seconded by Vice President. **MOTION PASSED UNANIMOUSLY.**

- iii. Savings account contains \$60,442.42; checking account \$328.80. Savings is used for most of money.

MOTION: Transfer \$1000.00 from Savings account to Checking account. So moved by Treasurer and seconded by Vice President. **MOTION PASSED UNANIMOUSLY.** Member questioned necessity of making a motion for Treasurer to move money across accounts. Treasurer indicated transparency as reason. Member stated making a motion if office supplies were identified as an item in the approved budget, transferring money to pay for the office supplies does not require a motion during a Board Meeting. Board Members agreed that any office supplies needed, such as paper, ink, stamps, or copies, be requested through Treasurer and Treasurer will obtain the items.

- iv. Revised 2024 and proposed 2025 Budget provided.

VIII. Street Parking Vote Reminder

- i. Request for volunteers to help write ballot resulted in Member offering to send their attorney-approved ballot to the Vice President and Secretary. Member requested that an explanation of the issue of the vote be provided. Discussion clarified that an affirmative vote would allow continued regulation by the HOA of parking on the street. Member correctly stated that enacting the affirmative vote applies to CMHOA Members street parking only. It was added that the Town of Clarkdale allows 48 hours. Board discussed need to move on ballot issue quickly and agreed that the vote need to be completed before the June 30 deadline. No motion was put forth for timeframe for mailing ballot.
- ii. President raised a concern as to whether the date of PTM Enterprises filing a separate CC&R in 2018 nullified the applicability of the CMHOA CC&R filing date of 2012. Secretary clarified that the CC&Rs filed by PTM Enterprises in 2018 were in regards to recognizing the Declarant as fee simple owner of the Single Story Lots identified in Exhibit A of those CC&Rs that are to remain as single story lots when conveyed, sold, or held and that those CC&Rs are separate to the CMHOA CC&Rs and do not apply to the street parking vote.

IX. Annual Meeting of Members

- i. Discussion regarding timing of sending out ballots and self-nomination forms: Suggestion was made to mail out self-nomination forms in October followed by mailing ballots in the first week of November. Returned ballots would only be used to establish quorum purposes and determine whether an additional ballot mailing would be needed. However, if quorum were to be achieved, then in December, ballots would be opened and counted to determine newly elected Board Members.

MOTION: Mail self-nomination forms in October; ballot mailing in November; quorum established or second mailing required; ballot counting in December. So moved by Treasurer and seconded by Secretary. **MOTION PASSED UNANIMOUSLY.**

X. Q and A from HOA Members

- i. Eight (8) homeowners have not paid their association dues remain outstanding. Treasurer stated there was approximately \$5000 to \$6000 in amount owing.
- ii. Consideration for placement of money in Savings account to place into money earning accounts. Treasurer stated doing so is not in the best policy for non-profits.
- iii. Use of Email instead of postal service. Clarification of Arizona state law was provided indicating some notifications or information from the Board require the postal service and others require opting in.

MOTION: Send email to members requesting the member *opt in* for email as their preferred method of communication for those items not required to be sent by USPS. So moved by Vice President and seconded by Secretary. **MOTION PASSED UNANIMOUSLY.**

- iv. Road repair. Town of Clarkdale owns the streets and is responsible for repairs. President offered to confer with Clarkdale regarding repair status.

XI. New Business

- i. Secretary requested OneAZ Bank monthly statements be submitted as part of the meeting records; Treasurer agreed.

XII. Adjournment

MOTION: Adjourn meeting at 18:54 hours. So moved by Secretary and seconded by President. **MOTION PASSED UNANIMOUSLY.**

Action Items

| | Item | Responsible Party | Status |
|----|---|-------------------|-----------|
| 1. | Specify SOJ Reimbursement amount | Treasurer | Pending |
| 2. | Receipt of OneAZ monthly Bank Statements | Treasurer | Pending |
| 3. | Approve December 5, 2024 meeting minutes approval | Board | Pending |
| 4. | Street Parking ballot verbiage approval | Board | Completed |
| 5. | Street Parking ballot mailing | Board | Pending |
| 6. | | | |
| 7. | | | |
| 8. | | | |