



Board Agenda
December 29, 2025, 5:00 p.m.; Spirit of Joy Church

1. Call to Order
2. Roll Call - VERBAL
3. Approval of Previous Meeting Minutes
4. Old Business (conducted during Report)
 - a. Action Item 4 (Courtesy and Violation notifications) - President
 - b. Action Item 6 (Lessee Information) - Secretary
 - c. Action Item 7 (Revise Association Rules) - ARC Chair (Member-at-Large)
 - d. Action Item 8 (Mechanical Equipment parking) - ALL
 - e. Action Item 9 (Lots 11 & 12 voting/assessment) - President
5. President's Report
 - a. Courtesy and Violation notification activity
 - b. Mechanical Equipment parking
 - c. Assessment and voting allotment for Lots 11/12 combination
 - d. Four-wheelers driving on Walking Trail
 - e. Emails received
6. Vice-President's Report
 - a.
7. Secretary's Report
 - a. Lessee Letters
 - b.
8. Treasurer's Report
 - a. Financial (OneAZ statements and Treasurer reconciliation)
 - b. Strategic Fund Reserve CDs update
 - c. 2026 Proposed Budget
 - d.
9. ARC Chair Report
 - a. Association Rules revision status (shade sails/CHDB conclusion of Temporary and Nonrecurring)
 - b. New ARC requests
10. New Business/Open Discussion
 - a. HOA Management Company
 - b.
11. Q&A from Members
12. Adjournment

Action Items

	Action	Agenda Item	Responsible	Status	Completion Date
1.	Approve previous Board meeting minutes	3	Board	on-going	on-going
2.	Provide OneAZ monthly bank statements to Secretary	8.a	Treasurer	on-going	on-going
3.	Provide semiannual Review (July/December) of Accounting Report (Bylaw 4.9)	8.d	Treasurer	on-going	July December
4.	Member CC&R violation notification	7.b	President	on-going	on-going
5.	Forward Collection Letters (delinquent assessments) to CHDB	5.c	Treasurer	as needed	as needed
6.	Mail letter requesting Lessee information		Secretary	pending	11/3/2025
7.	Revise Association Rules to include Shade Sails and CHDB "temporary" and "nonrecurring"		ARC Chair (member at large)	pending	
8.	Mechanical Equipment parking		Board	pending	
9.	Lots 11 and 12 voting and assessment decision		President	pending	
10.					
11.					
12.					

Completed Items

	Item	Completion Date
1.	Insurance reimbursement	2/7/2025
2.	Spirit of Joy reimbursement amount / reimburse check and (annual)	4/5/2025
3.	Street Parking (ARS 33-1818) Results, Notarization, Recorded, Town of Clarkdale and Members notified	4/9/2025 4/11/2025 4/23/2025
4.	Contact CHDB for Association Rules, Design Guidelines, and CC&R verbiage conflict	4/21/2025
5.	File IRS and Arizona Corporation Tax with copy to Secretary	4/11/2025
6.	Forward Enforcement Demand Letters (property violations) to CHDB	7/15/2025
7.	Forward email regarding Dell warranty renewal to Treasurer	7/15/2025
8.	Provide CMHOA East rental information to Treasurer	7/14/2025
9.	Research CDs (amount, timeframe, interest) for strategic fund reserves and establishment	7/14/2025
10.	Contact CHDB for non-payment of annual assessment information, actions, lien process, and costs/fees	7/14/2025
11.	Provide semiannual review of Accounting Report (Bylaw 4.9) due semiannually (July/December)	7/14/2025
12.	Enforcement Demand letter sent to CHDB Collections Department	7/14/2025
13.	Forward email regarding Dell warranty renewal to Treasurer	7/15/2025
14.	CMHOA West Rental information provided to Treasurer	7/14/2025
15.	Research / create separate ARC email account	10/6/2025
16.	Obtain legal definitions of "temporary" and "nonrecurring" from Attorney; provide to Board	8/6/2025
17.	Provide Roll off information cost, timeframe availability, and Lot placement for Fire Hazard letter and Landscapers; mail letter to affected Members	10/18/2025
18.	Update Fire Hazard letter and mail to Unimproved Lot Owners	10/18/2025
19.	Pay invoice for Dell Basic Service Warranty	7/23/2025
20.	Compile rental list of Crossroads West and provide same to Secretary	10/5/2025
21.	Provide insurance cost and carrier comparison information	7/23/2025
22.	Request all Members provide email address	10/8/2025
23.	Revise Self-Nomination letter to include statement indicating CC&Rs have been read	10/8/2025
24.		
25.		