



**Board Agenda**  
**July 14, 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
  - a. Refer to attached ACTION ITEMS table
5. President's Report
  - a. ARC Chair and Temporary Board appointee
  - b. ARC Email creation
  - c. Lien Information and actions
  - d.
6. Vice-President's Report
  - a. Accounting Redundancy
  - b. CC&R 5.2A Annual Assessment Rate (reduction?)
  - c.
7. Secretary's Report
  - a. Members' notification of ARS 33-1818 results mailed
  - b. Courtesy Notices and Violations status
  - c. Emails received by the Board
  - d. Dell Computer Warranty
  - e. 2024 CMHOA IRS and AZ Corp tax status
  - f. CC&R 9.9F, Side Yard Parking Areas
  - g.
8. Treasurer's Report
  - a. Financial (OneAZ statements and Treasurer reconciliation)
  - b. CMHOA Rentals list
  - c. Strategic Fund Reserve CDs research results
  - d. Bylaw 4.9 statement
  - e. Status of unpaid Association Dues and actions taken
  - f. CMHOA Insurance
  - g.
9. ARC Chair Report
  - a.
10. New Business/Open Discussion
  - a. Need for Rental Application and Approval Process establishment: Owner application form completion and allowed fee (\$25) but not for renewal. Application Form to include name and contact information of any adult tenant, a description and license plate numbers of vehicles,

time period of the lease including start and end dates (ARS 33-1806.01(C); lease verbiage requirements of compliance with CC&Rs and noncompliance by tenant resulting in lease default (CC&R 6.3 and 11.13).

- b. Association Rule 4.2: amend to include definition of “temporary” and “nonrecurring” for visitors (i.e., overnight and less than seven nights)? What about overnight parking for business purposes? What about visitor parking timeline? What about visitor parking in front of other member’s home?

11. Q&A from Members

12. Adjournment

### Action Items

	<b>Action</b>	<b>Responsible</b>	<b>Status</b>	<b>Completion Date</b>
1.	Previous Board meeting minutes approved	Board	on-going	quarterly
2.	OneAZ monthly bank statements provided to Secretary	Treasurer	on-going	quarterly
3.	Semiannual Review of Accounting Report (Bylaw 4.9)	Treasurer	on-going	July December
4.	Member notification of CC&R violation	Secretary / VP	on-going	on-going
5.	Research CDs (amount, timeframe, interest) for strategic fund reserves	Treasurer	July Mtg Presentation	
6.	Contact CHDB regarding annual assessment non-payment Lien process, information, actions, and costs	President	Pending	
7.	Create CMHOA Rental List with identification of owners and tenants	Member / Treasurer	(lower rcv'd 4/9/25 from member) WIP; July Mtg Presentation	
8.	Create separate ARC-related email account that would be available to Board members	President	Pending	
9.	Dell Laptop computer support	Secretary	Pending	July
10.	CMHOA Insurance renewal	President	Pending	
11.	Self-nomination form mailing to Members - Receive forms and mail to Members	Secretary	October	
12.	Establish quorum or determine 2nd mailing requirements	Secretary	November	
13.	Count Ballots and announce 2026 Board		December	

### Completed Items

	Item	Completion Date
1.	Insurance reimbursement	2/7/2025
2.	Spirit of Joy renewal (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.		
7.		
8.		