

February 2023 Meeting Notes

6:02 PM Meeting called to order by Pres. Brenda Van Cleve, seconded by Art Castro.

Present- Brenda Van Cleve, Art Castro, Chris Naylor, Mike Woudenberg, Doug Lashley, Brenda Visotski

Absent- Darlene Barry, Stacy Noble, Matt Bergstrom

Financial Report-

Operating Assets:

Last Month Ending Balance – \$57,704.46

Total Income – \$45,713.49

Expenses: Administrative – \$1,230.70; Transfer to Reserve – \$10,000.00; Road Maintenance – \$0.00

This Month Ending Balance – \$92,187.25

Reserve Assets:

Last Month Ending Balance – \$10,006.74

Total Income – \$10,001.56

Expenses – \$0.00

This Month Ending Balance – \$20,008.30

Delinquent Assessments: \$118,534.52

It was noted that Cadden Management had given a list of property owners and the amounts paid and owed to a non-board member at the December meeting. It was proposed that this information not be given to the general public. Pres Van Cleve will speak to Cadden about this issue.

Art Castro reported on where Pima County road easement ends, and Entrada begins. The county ends at 75 feet from the center of Sahuarita Rd. The easement does not reach our chip seal. The fence posts on Mann Rd are the beginning of Entrada. There are problems with potholes developing at the end of the chip seal and with intentional damage done when the potholes were fixed. He was suggested that we concrete the area between the chip seal and the county road easement. This will be checked into.

Road Report- Mike Woudenberg reports that the damaged washes are in all listed as regulated washes. Unfortunately, this means that we cannot do any major work without the proper permits, engineering and county inspection. The plan to concrete the washes has an estimated cost of \$80,000 per wash. Also, the proposed check dams cannot be placed on the washes as suggested at the January meeting. Nonregulated washes can have check dams placed with the permission of property owners on both sides of the wash.

He suggested was made that the chip seal be removed from the washes and the area be repaired after every heavy rain and It was recommended that anyone with the proper equipment interested in repairing washes let the board know. They will be compensated at an hourly rate to be determined, an estimate of the amount of time needed to do the work and where the dirt for the fill will come from. The worker will be covered by the POA insurance. A list of washes will be posted on the website and residents can choose the wash or washes they are willing to repair when called upon.

Plan for Road Maintenance- Mike proposed fix the potholes properly, add another layer of chip seal to create a crown for drainage and remove the chip seal from the regulated washes. We will probably only be able to do one road in 2023.

The question of making bar ditches on the side to allow water runoff was addressed. It was stated that this could lead to water running under the chip seal and create erosion.

Repairing the roads is a Catch 22, better roads means people will drive at faster speeds causing the roads to be damaged faster.

We are not able to regulate the speed on our private roads, only suggest a limit. Mike Woudenberg, Darlene Barry and Doug Lashley will seek bids from contractors for the proposed plan of work. (I think we voted on this, should it be mentioned?)

Dogs- members are reminded that the POA is not able to regulate dogs that are allowed to roam loose. Again, it is recommended that property owners call the Sheriff's Department and Animal Control to report stray and aggressive dogs. If you know the owner of the dog, please try to contact them first, or contact Pres. Van Cleve and she will send a letter to the owner.

Please don't feed the wildlife as this increases the chance of having unwanted animals.

7:08pm Meeting adjourned by Pres Van Cleve, seconded by Art Castro

Brenda Visotski, Secretary