

March 2023 Meeting Notes

6:03PM Meeting called to order by Pres. Brenda Van Cleve, seconded by Doug Lashey.

Present- Brenda Van Cleve, Chris Naylor, Art Castro, Doug Lashley, Darlene Barry, Matt Bergstrom, Mike Woudenberg, Brenda Visotski.

Absent- Stacy Noble

Financial report- end of Feb balance- \$92,187.25

Total Income-\$15,900.27

Expenses: Administration only- \$530.39

Road Maintenance – \$0.00

Reserve Assets:

Last Month Ending Balance – \$20,008.30

Total Income – \$2.31

Expenses – \$0.00

This Month Ending Balance – \$20,008.31

Delinquent dues – \$95,511.18

It was stated that we need to specify delinquent vs due. This will be discussed with Cadden Management.

It was stated that we need to clearly establish what the process will be for failure to pay association dues and need to enforce the process.

Pres. Van Cleve explained that Cadden Management sends past due notices to property owners. If payment is not received our attorney is notified, another notice is sent by him and then the property owners dept is sent to a collection agency. She also stated that this process has resulted in payments being received, and properties being foreclosed on.

Emergency response-because of the recent announcement of the closure of the Sahuarita Rural Metro Fire Co. the concern for response time to emergencies in our area was discussed. Chris Naylor will research Corona Fire District and Rural Metro to see what fire district we would fall under.

Roads-after a discussion of the companies that have been contacted for bids for road work, the condition of the base of the roads and repairs needed the following recommendations were agreed upon:

The proposals were made by Mike Woudenberg, seconded by Chris Naylor. There were 7 Yes votes and 1 No vote-

1) a budget up to \$30,000 for work on Mann Rd from Camino Paso Dobles south for 700 to 800 ft. This will involve filling the potholes with hot mix, creating a slope to facilitate water runoff, build up on the sides to prevent breakage, applying a layer of 1 1/2 in. thick asphalt 20 ft. wide. This will be a test strip and additional work will be based on the success of this project.

2) a budget of \$10,000 to have hot pack repair done to potholes on Kolb and Wilmot Rds.

3) \$20,000 for the year will be spent on grading on the remaining dirt roads. Additional dirt will need to be applied to those areas that need it.

7:33 PM meeting adjourned by Pres. Van Cleve, seconded by Art Castro.

Brenda Visotski

Note- the July meeting has been moved to Tuesday July 11, 2023