

CHOA Regular Board Meeting
May 13, 2024 10AM AZ time, via Zoom

Present for the Board: Doug Spencer, Dick Parran, Cathy Hurst, Brian Warnock, Elaine Schweitzer
Members present: Nikki Reed, Claudia Black, Lynne and John Boyer, Sandy Cutler

Doug called the meeting to order at 10:02am. As there were no regular Board meeting minutes to approve, he asked for the Treasurer's report from Dick (as attached). Dick reported that changes in balances were mainly due to M&M charges for compliance issues and preparation for the Annual Meeting. He stated that B&W have sent out all assessment invoices. He noted that there was a minor error on the lot count, and this was corrected (59 members vs. previously noted 60). Dick asked for a motion to move \$20,000 from checking into a money market account, which was made by Elaine and seconded by Brian and approved by all. At the next meeting he will ask to move \$10,000 more (once assessment payments are received). Doug clarified that compliance costs will be reimbursed by the homeowner once the case is settled. Sandy mentioned that Ranch road maintenance should be completed in October.

Cathy gave the DRC report (as attached) and mentioned that the county-mandated 18" right-of-way is an issue being investigated and she will report to the membership if appropriate. Doug reminded all that the Board reserves the right to engage architects, etc. if need be when proceeding with a large project, especially in the off-season when DRC members are not on site. We will be at the homeowner's expense and processes for this will be established.

Elaine gave the Secretary's report, noting that the website has been updated, as have all member communication.

Doug then gave the President's report, noting that homeowners need to understand where their property lines are. Regarding neighborhood security, he will draft an email clarifying that in any emergencies, the Town of Wickenburg will not be responding – it will be Maricopa County receiving the call. Doug then posed the question of whether the CHOA might benefit from a 'greenscape' committee. For now, Doug will continue to handle these issues but we will evaluate for the future.

Sandy gave updates on the water company (new tanks to be installed in June), installation of a better security gate for the golf course (by holes 4 or 5), and near completion of tree-trimming project along Rabbit Road/golf course.

Doug will provide a mid-summer Board update to homeowners and confirmed that once the minutes are approved by the Board they will be posted on the website.

The next regularly scheduled Board meeting will be June 10th at 10am AZ time.

There being no further regular Board business, Doug called for adjournment, which was made by Dick, seconded by Cathy and approved by all. The meeting was adjourned at 10:38am and the Board went into Executive Session.

Respectfully submitted,
Elaine Schweitzer, Secretary