



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, November 29, 2017, 1:00 p.m.
Recreation Center, Artists Alcove

1. The meeting was called to order by President Brad Richards at 1:02p.m. A quorum was established as noted below. This Planning Meeting was attended by the Board Members noted below; fifteen (15) homeowners were present.

| Board Members | Present | Absent |
|--|---------|--------|
| Brad Richards (President/Treasurer) | X | |
| Linda Christensen (Rec Center) | X | |
| Diane Hubbell (Secretary) | | X |
| Deb Kenyon (Vice-Pres) | X | |
| Georganne Rodgers-Garn(Vice-Pres) | X | |
| Vaino Hoffren (Landscaping/Paving) | X | |
| Bruce Garnett (Architectural/Compliance) | X | |

2. **SECRETARY’S REPORT:**
 (Minutes are posted on the website. Copies of Minutes are available in the Office for anyone who requests a copy. Please call in advance to allow time for copies to be made.)

Minutes from October 25, 2017, were read by MaryAnn Jackson in absent of Diane Hubbell.

A motion was made and seconded to accept the Secretary’s Report. Unanimous.

3. **TREASURER’S REPORT:**
 (Treasurer is available to answer questions throughout the month. Members/Homeowners should feel free to contact him through the Office.)

Brad Richards presented the financial report.

Balances as of October 31, 2017 were:

| | |
|-----------------------------------|-----------|
| Checking Account | \$ 81,333 |
| Money Market Reserve Account | 74,140 |
| Replacement Reserve Account | 128,668 |
| Total Cash Assets | \$284,191 |
| Fixed Assets | 25,214 |
| Total Assets | \$309,405 |
| Total Liabilities (payroll taxes) | 1,223 |

1 past due account – an empty lot whose owner refuses to pay saying he is an RE Developer.

A motion was made and seconded to accept the Treasurer’s Report. Unanimous



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4. **PRESIDENT'S REPORT:**

- Brad Richards reported we have a full slate of Candidates.
- Tony Gleadhill has a Ballot committee together and ready.
- The 2018 Budget was approved.
- Vaino Hoffren will start a Townhouse survey after he is off the board and has more time.
- The Board is seeing more disputes between Homeowners about various things. It is suggested Homeowners talk more with each other in an attempt to work out their differences.

5. **VICE PRESIDENT REPORT: Georganne Rodgers-Garn**

We are still looking for volunteers for the Security Patrol – especially to lock up the Rec Center in the evenings.

A Welcome Back Party will be held at 4 pm, before the Annual Member Meeting on January 15th. Flyers will be pinned up and email notice put out.

6. **VICE PRESIDENT REPORT: Deb Kenyon**

GVC – the Canoa Hills Park planning is still ongoing.

7. **STANDING/AD HOC COMMITTEE REPORTS:**

A. **Architectural Committee: Bruce Garnett**

Several painting requests have been approved

B. **Compliance: Bruce Garnett**

Under age issue is being addressed

There are 2 parking issues being addressed

C. **Landscape & Paving: Vaino Hoffren**

Asking for volunteers to help with the Townhouse survey

Rock will be spread in some areas on Rio Altar, San Ignacio & Via Alamos

Bert Nido, our landscaper, is working to keep rock banks clear and in the flood control channels

A meeting for the hiking trails has been set up next Tuesday at 8 am.

Weed control spraying will be done again in January, 2018

Cul de Sacs 7 thru 13 is scheduled to be sealed in 2018

D. **Rec Center: Linda Christensen**

New pool covers are here and on the roller

The pool cover roller has new wheels and now moves very easily and fast

Both shower bathrooms are basically done. They have new countertops, sinks, and faucets. Both will be painted at a later date.

Wall heaters in both were taken out.



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Bids for a new air conditioner which will service both bathrooms, kitchen and artist alcove have been received.

Accurate Heating & Cooling \$8740 for a/c unit – 3 ½ ton, 14 seer
\$3800 for new ductwork

Green Valley Heating & Cooling \$7500 for 1 ac unit (they insist we need
2 separate units)

Scott Guerin Heating & Cooling \$5200 for a/c unit – 3 ½ ton, 14 seer
this includes new ductwork & unit will
sit on ground.

A motion was made and seconded we go with Scott Guerin for \$5200.
Unanimous

8. OLD BUSINESS:

Roads – Nothing new at this time

Security Cameras – Ken Benz, Nick Lombardo & Clint Swartz are organizing
the installation of 6 new cameras

9. Brad Richards, Treasurer, wishes to amend the policy on Capitalizing vs Expensing purchases. He recommends raising the limit from \$1,000 to \$2,500.

A motion was made and seconded to raise the limit from \$1,000 to \$2,500 before an item is capitalized. Unanimous

10. ANNOUNCEMENTS

a. There will be NO Planning or Board meetings in December.

b. Next Board Planning Meeting: Tuesday, January 9, 2018, at 1 pm Artist Alcove

c. Annual Member Meeting: Monday, January 15, 2018, at 6:30 pm in Lounge I

A motion was made and seconded to adjourn at 1:59 pm. Board vote indicated unanimous acceptance.

Respectfully submitted by MaryAnn Jackson
in the absence of Diane Hubbell