



MEETING MINUTES
BOARD OF DIRECTORS
Wednesday, October 23, 2019 1:00 p.m.
Recreation Center, Lounge I

1. *The meeting was called to order by President Georganne at 1:00 p.m. The Pledge of Allegiance followed and a quorum was established. The Board Meeting was attended by 29 members/homeowners and five (5) Board Members*

<i>Board Member</i>	<i>Present</i>	<i>Absent</i>
<i>Georganne Rodgers-Garn (President)</i>	X	
<i>Deb Kenyon (Vice President)</i>	X	
<i>Cindy Doty (Secretary)</i>		X
<i>MaryAnn Jackson (Treasurer)</i>		X
<i>Jim Riechers (Landscaping)</i>	X	
<i>Linda Keller (Compliance/Paving)</i>	X	
<i>Chris Christensen (Rec Center Maintenance & Architectural)</i>	X	

2. OPEN FORUM

[Homeowners' opportunity to present factual, objective concerns to the Board. Limited to three (3) minutes.]

A. Gillian Moore 624 W. Via San Mateo:

Inquired about the status of 617 W Via San Mateo. Property is unsightly.

Response from L.Keller : property is in probate. Daughter is looking for a landscaper

B. Bruce/Diana Roberts 689 W. San Pedro

Inquired about trash

C. Roxanne Gibson, 736 W. Rio San Pedro

Inquired about clarification on parking rules

Georganne answered: the roads are county; there is no parking in the common areas or on gravel. Overflow parking is available at the Rec lots with permission.

D. Diane Garnet 1272 N Via Alamos

Inquired about the gravel between sidewalks and the road.

Georganne answered: that area is owned by the county. Homeowners are required to keep the sidewalk free from gravel

E. Jackie Asmussen 764 W. Rio San Pedro wants Amado trash pickup, and stated false claims were made about her neighbors (renters)

No board member knew about any reporting

3. 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.]

Motion for accepting minutes

Motion seconded



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*Comments: Tony Gleadhill asked for two changes to September minutes
 Motion passed unanimously with corrections*

4. TREASURER’S REPORT

[Treasurer is available to answer questions throughout the month. Members/homeowners should feel free to contact the Treasurer through the Office.]

Georganne reported for MaryAnn Jackson

<i>Balances:</i>	<i>As of</i>	<i>September, 2019</i>
<i>Checking Account</i>		<i>61640.32</i>
<i>Money Market Reserve Account</i>		<i>74210.62</i>
<i>Replacement Reserve Account</i>		<i>23800941</i>
<i>Petty Cash</i>		<i>\$50.00</i>
	<i>Total Cash Assets</i>	<i>373910.35</i>
<i>Fixed Assets</i>		<i>21746.75</i>
	<i>Total Assets</i>	<i>395657.10</i>
	<i>Total Liabilities (Payroll Taxes)</i>	<i>1415.31</i>

*Past due accounts: Are now with our Attorney in Collections - \$2,349.65, includes late fees.
 This report will be placed on file.*

5. PRESIDENT’S REPORT

- President Georganne Rodgers-Garn reported.*

Spring Pointe issues regarding lease & license is currently with our Attorney.

Sewer issues are still under review by the Sewer Warranties company. They are going over the legalities involved and will get back to us.

Read a letter from Barb Rapp regarding pool covering issues. A copy is included with the minutes

*A proposal was submitted for splitting the HOA dues into two payments. Copy included **Motion made and seconded Comments were heard from the floor. Board vote indicated unanimous acceptance.***

CCR’s revision updates: Updates are under attorney review

L.T. Pratt (fire department) will be at Nov BOD meeting to discuss safety issues

6. Vice President’s report

- Vice President Deb Kenyon reported:*
- Sat 10/26 White Elephant Parade: LaCanada closed both directions 8:00am - noon*



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- *Road Forum: Wednesday 10/30 10:00 am GVR Santa Rita Springs Center, Anza Room presentation by Deputy City Administrator Carmine DeBonis*
- *Santa Cruz Regional Hospital Open House: Wed. 10/30 4:00 7:00 pm*
- *Urban Wildlife Seminar Fri. 11/8 10:00am at Las Campanas Social Center*
- *GVC Preferred Vendor Business Expo: Thurs 11/14 9:00 - noon at GVR East Center*

7. STANDING/AD HOC COMMITTEE REPORTS

A. Architectural Committee: Chris Christensen

A pamphlet was put together on the how-to's of rainwater collection. Chris would like these guidelines put in the Rules and a copy put in new homeowner packets. Deb Dennison offered support to anyone wishing information.

Motion made and seconded. Comments heard from floor. Board vote indicated unanimous acceptance

B. Rec Director: Chris Christensen

Pool and Spa have been left uncovered. Therefore, pool was left covered the next day. Comments from the floor indicated safety issues regarding the covering, and ramifications of leaving uncovered. Chris stated it is very costly to leave the pool uncovered. The situation will be corrected when the pool is redesigned to accommodate an auto cover. Office will send out reminders if there are gaps in the covering schedule.

Dart lessons to begin Tues., 10/29 at 2:00 pm

C. Compliance & Paving: Linda Keller reported:

- *No paving is scheduled for 2020*
- *There were 5 valid compliance complaints –*
- *1 is in follow up*

Variance issues need to be sent via email so there is better documentation of the complaint. The emails need to contain (at the minimum) address, problem and what (if any) attempts have been done to resolve problem before sending to Compliance Director. If unable to send email, then call into office with this information.

- *Amend paragraph 6 Exterior Painting pg. 114 of Association Rules to allow black, white, gray or matching house color. All other shapes and colors must be submitted to the Architectural Committee for approval. Mailboxes must be USPS compliant and maintained. The style should be standard oval and/or square shape boxes are acceptable. Lamppost heights are regulated for effectiveness and safety and cannot be*



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changed. Acceptable colors are black, white, gray or a matching house color. All others must be submitted to the Architectural Committee for approval. Lamplights must be the equivalent of a 60 watt bulb. Solar lamps are acceptable. Lamp design and shape may be determined by homeowner. All lampposts must be maintained and in good working order.

Motion made and seconded. Comments heard. Board vote indicated unanimous acceptance

D. Common Area Landscaping: Jim Riechers reported:

- A list of trees and bushes growing very close to Townhouse walls was given to Bert, our landscaper. He has been working on them over the summer as time allows with his normal landscaping duties.*
- A few rock banks that were missed being sprayed will be addressed.*
- Utilized gravel being given away by homeowner on Rio Altar to remediate several erosion problems*

Landscape issues and concerns need to be sent via email to the office. These will then be sent directly onto the Landscape Director. This will improve the efficiency of reporting and give the needed documentation of the problem(s).

8. New Business: None

9. Old Business: Dick Brethour 516 Via Alamos would like the agenda sent out. Georganne will take it under advisement.

10. ANNOUNCEMENTS

a. Next Board Planning Meeting Date & Time: Wednesday, November 13, at 1 pm

b. Next Board Meeting will be Wednesday, November 20, at 1 pm.

A motion was made and seconded to adjourn at 2:30 p.m. The Board vote indicated unanimous acceptance.

Respectfully submitted,

*Debbie Kenyon
for Cindy Doty, Secretary*



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2020 HOA Annual Dues

Our HOA dues will remain at \$465.00 for the 2020 year.

Payment in full before January 30, 2020, will always be welcomed.

The Board of Directors is offering two “split” payment options for the 2020 HOA Annual dues.

SPLIT PAYMENT OPTION # 1:

A **minimum** payment of \$232.50 must be received no later than January 30, 2020.

The remainder (\$232.50), **plus a onetime \$10.00 processing fee**, must be received no later than June 30, 2020.

SPLIT PAYMENT OPTION #2:

A **minimum** payment of \$232.50 must be received no later than January 30, 2020.

The remainder (\$232.50), **plus a onetime \$10.00 processing fee**, may be split into 5 monthly payments of \$48.50 each. This would have your account paid in full by the deadline of June 30, 2020.

NO MONTHLY INVOICES WILL BE SENT OUT

The **only additional invoice** sent will be in June, 2020, to those still owing to remind them that their account will be sent to Collections on July 6, 2020.

ALL payment option accounts with **any** amount owing after June 30, 2020, will have a late fee of \$46.50 added to their account before being sent to our Attorney for Collection. *Additional collection fees will be assessed at that time.*

PLEASE NOTE: Any Homeowner who hasn't paid the Annual Dues in full by January 30, 2020 or taken advantage of these payment options will have a late fee of \$46.50 added to their account and sent to collections on July 6, 2020. *Additional collection fees will be assessed at that time.*

Our HOA office will not be able to accept any payments on delinquent accounts after June 30, 2020. All contact must go thru the Collection Attorney Office.



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Office Villages

From: Barb Rapp <bjrappgolf@gmail.com>
Sent: Wednesday, October 23, 2019 7:17 AM
To: Villages
Subject: Board of Directors: suggestion for pool coverage

Dear Villages Board Members,

First, thank you for your service to this community as you serve on the Board. I know this is not the easiest job in the world having served on many boards throughout my life. In the five years I have lived here, I've been very pleased with the leadership provided. The board has made many good decisions for the association. I hope this continues.

I read with interest the email blast about the pool being closed the day after no one covered the pool and the decision to continue this practice if folks don't sign up to cover the pool. I don't know how many people actually use the pool on any given day. I do and have signed up many times to cover the pool because my physical abilities enable me to do so and the 10 minutes it takes to cover the pool is no big deal. Someday I won't be able to do so, as covering the pool does take energy, strength and balance. But I realize that there are people whose only form of exercise is in the pool because they have medical conditions that do not allow any other kind of exercise. These folks are at a point in their lives where, if they could volunteer to cover the pool they would, but their body no longer allows them to perform this type of task. They have bad hips, balance problems, a bad shoulder or have suffered a stroke. I think you get the picture. In other words, the pool of individuals who can cover the pool within the association is limited and will continue to be limited given the population's age. Your decision to close the pool seems to punish those whose only form of exercise or rehabilitation is the pool. It seems a bit punitive for everyone who uses the pool.

Here is my suggestion for an alternate solution. We have 474 units who pay annual association dues. If the dues are raised \$20.00 annually, it will provide \$9480.00 annually. The association could then hire two responsible younger people to cover the pool each evening when the temperature drops below 65 degrees and pay them each \$10.00 each for the days they do this. Not bad pay for 15 minutes of their time. There may be 200 days that that needs to be done costing the association \$4000.00, with a net surplus of \$5380.00. In reality, there will be days or weeks when the temperature is so low the pool is not even uncovered thus saving the association the cost of paying to have it covered. Rumors have it that a new pool is in the future of this association due to various difficulties with the current system. Could the excess money then be put toward a fund for the new pool?

If you all think raising the annual dues \$20.00 is too much, then raising them only \$10.00 per unit would still cover the cost of hiring two people to cover the pool.

I hope you will consider this alternate solution or others that might be brought to your attention.

Respectfully submitted,
Barbara Rapp
1480 N. Rio Sonora
815.858.4523
Bjrappgolf@gmail.com