



## **Board of Directors Meeting Agenda**

8/15/2024 6:00pm – 6:54pm @ Frank's home

Attendees: Sam Baird, Frank Tometich, Bill Starkweather, Byron Ayle

### **Agenda:**

- Approved April Annual Meeting minutes
- Approved Financials through July 2024. Sam to work up his estimate of how we will end the year and if any money available to tackle small projects or save for pool reno (see below)
- Approved the \$400 Transfer Fee and \$3,100 New Homeowner Fee for home sales. This is a language cleanup for anyone misunderstanding the entire \$3,500 is a transfer fee. AZ caps transfer fee at \$400.
- Voted and approved to add Frank Tometich to the MVGLTA checking account
- Committee Updates/New Business
  - No current landscaping issues. Frank noted that we have experienced an increase in valve and sprinkler head failures. We all thanked Frank for spending a large amount of his time tending to the repairs of the sprinkler system.
  - Bill S. delivered an update on the state of the pool. County inspection noted we must fix the pool decking failures. We also need to add a second drain and fix the skimmers. Bill is collecting bids, but we are looking at \$70-80k for repairs. This will require a capital assessment that must be approved by 60 of 90 lots. The Board will continue to collect bids and begin the communication plan to the Owners for vote in April 2025.
  - Painter for pool house has not returned with a bid. Byron will look at other vendors and find a vendor that will address any issues with the pool fencing.
- No Executive meeting, no issues to discuss

### **Potential future common area projects**

- APS street lighting replacement (Dan) – waiting on APS to install in 2024
- Pathway lighting replacement (Frank)
- Tennis court repaint (Bill S.)
- Pool resurfacing, deck resurfacing, spa area addition (Bill S.)
- Pool house paint; pool fence rust spot repairs (Byron/Sam)