

Windsor Valley POA Board Meeting

Annual Meeting: Saturday, February 1, 2025 @ 10:00 a.m.

Location: The Mellon Center in Concho Valley - 99 Frontage Rd, Concho, AZ 85924

2024 Board Members:

President: Mike Boger
Vice President: Vivian Blevins
Treasurer: Michael Cirivello
Secretary: Jennifer Moreira
Member at Large: Scott Wright

OPEN MEETING – ROLL CALL

1. **Introductions**
2. **OFFICER REPORTS:** Summary reports will be given on the items listed.
 - a. **Officer Reports: Summary updates from Officers**
3. **CONSENT ITEMS**
 - a. Consider approval of June 22, 2024 WVR POA Board Meeting Minutes.
4. **2025 Board Member Update**
 - a. No nominations for board, next steps.
 - b. Appointment of President, Vice President, Treasurer, Secretary, and Member at Large

OLD BUSINESS

1. **Non-County Roads Maintenance Contract** - Discussion regarding the progress of the project

NEW BUSINESS

1. **Non-County Roads Maintenance Contract** - Discussion regarding the progress of the project.
2. **Historical Document Digital Archive Project** – Discuss whether to pursue hiring a service to put all of the POA's historical documents into a digital format for easier access and distribution if needed.
3. **Securing Your Property from Theft** – Discussion (Mike Boger)
4. **Increase in Loose Dog Packs Disturbing Community** - Discussion
5. **Reinstatement of Dues and Road Maintenance** - Discussion/Action

OPEN DISCUSSION

Windsor Valley POA Board of Directors Meeting Minutes – October 26, 2024

The meeting was conducted by President Mike Boger, with all officers present, establishing a quorum. Key topics included officer reports, financial updates, and community issues.

Officer Reports and Community Updates

President Mike Boger reported on the installation of CCNR signs at various entrances, including locations on Lauren Your Road and 8500.

Vice President Vivian Blevins discussed updating the community directory for better communication, particularly regarding emergency situations.

Treasurer Michael provided financial updates showing \$30,688.97 in the general account, \$22,511.51 in the road maintenance account, and \$41,090.52 in savings, totaling \$95,109.

Website and Document Management

Secretary Jennifer Moreira reported on website updates, including meeting minutes and community resources. She discussed managing historical documents, ensuring compliance with Arizona open meeting laws, and addressing the loss of historical data during the website transition.

Road Maintenance Contract Discussion

The board reviewed three bids for road maintenance. W4 Enterprises submitted bids of \$9,059 and \$12,047, while Pay Dirt Enterprises submitted a bid of \$4,015. The board approved Pay Dirt Enterprises for the maintenance work.

911 Sign and Address Issues

The board discussed issues with 911 address signs, including discrepancies in county records and the process for updating signs. Scott Wright was assigned to lead the effort to document the process and assist residents with sign updates.

Meeting Schedule and CCNR Discussion

The board proposed establishing regular quarterly meetings, with the first Saturday of the second month of each quarter as the target date. The discussion about updating CCNRs was tabled for further review and proper presentation.

Action Items

- Michael to contact Pay Dirt Enterprises to notify them of the contract award
- Scott Wright to document the process for updating 911 address signs and assist residents
- Jennifer Moreira to continue updating the website with meeting minutes and community resources
- Board to implement quarterly meeting schedule starting with February meeting
- Table discussion about CCNR updates for proper presentation and review



Windsor Valley POA

Profit and Loss

January - December 2024

	JAN 2024	FEB 2024	MAR 2024	APR 2024	MAY 2024	JUN 2024	JUL 2024	AUG 2024	SEP 2024	OCT 2024	NOV 2024	DEC 2024	TOTAL
Income													
Interest Income	0.55	0.48	0.48	0.53	0.52	0.47	0.48	0.34	0.35	0.35	0.33	0.36	\$5.24
P.O.A. Fee	135.00						210.00		255.00				\$600.00
Unapplied Cash Payment Income									0.00				\$0.00
Total Income	\$135.55	\$0.48	\$0.48	\$0.53	\$0.52	\$0.47	\$210.48	\$0.34	\$255.35	\$0.35	\$0.33	\$0.36	\$805.24
GROSS PROFIT													
	\$135.55	\$0.48	\$0.48	\$0.53	\$0.52	\$0.47	\$210.48	\$0.34	\$255.35	\$0.35	\$0.33	\$0.36	\$805.24
Expenses													
Advertising	635.96						669.10					101.73	\$1,406.79
Computer and Internet Expenses	106.09			127.31									\$233.40
Contract Labor									140.45	201.13			\$341.58
Groundskeeping						50.00	50.00	50.00		50.00			\$200.00
HOA Annual Meeting Fees			20.00			20.00				20.00			\$60.00
Insurance Expense					2,768.00	2,377.00							\$5,145.00
Office Supplies	1,004.78						57.28						\$1,062.06
Postage and Delivery	270.00	248.00			32.00								\$550.00
Professional Fees													\$0.00
Accounting Fees				1,055.00	225.00	150.00	225.00	75.00	250.00	175.00	275.00	200.00	\$2,630.00
Legal Fees								2,500.00					\$2,500.00
Total Professional Fees				1,055.00	225.00	150.00	225.00	2,575.00	250.00	175.00	275.00	200.00	\$5,130.00
Total Expenses	\$2,016.83	\$248.00	\$20.00	\$1,182.31	\$3,025.00	\$2,587.00	\$1,001.38	\$2,625.00	\$390.45	\$446.13	\$275.00	\$301.73	\$14,128.83
NET OPERATING INCOME	\$ -1,881.28	\$ -247.52	\$ -19.52	\$ -1,181.78	\$ -3,024.48	\$ -2,586.53	\$ -790.90	\$ -2,824.66	\$ -135.10	\$ -445.78	\$ -274.67	\$ -301.37	\$ -13,523.59
NET INCOME	\$ -1,881.28	\$ -247.52	\$ -19.52	\$ -1,181.78	\$ -3,024.48	\$ -2,586.53	\$ -790.90	\$ -2,824.66	\$ -135.10	\$ -445.78	\$ -274.67	\$ -301.37	\$ -13,523.59



Windsor Valley

Property Owners' Association

Windsor Valley POA

Balance Sheet

As of December 31, 2024

	JAN 2024	FEB 2024	MAR 2024	APR 2024	MAY 2024	JUN 2024	JUL 2024	AUG 2024	SEP 2024	OCT 2024	NOV 2024	DEC 2024
ASSETS												
Current Assets												
Bank Accounts												
Chase CD Account 6052	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Chase Checking 3979	22,511.51	22,511.51	22,511.51	22,511.51	22,511.51	22,511.51	22,511.51	22,511.51	22,511.51	22,511.51	22,511.51	22,511.51
Chase Checking 7888	21,824.57	21,576.57	21,556.57	20,374.26	17,349.26	14,752.26	33,960.88	31,335.88	31,115.10	30,668.97	30,393.97	30,092.24
Chase Savings 8506	61,904.87	61,905.35	61,905.83	61,905.36	61,906.88	61,907.35	41,907.83	41,908.17	41,908.52	41,908.87	41,909.20	41,909.56
Total Bank Accounts	\$106,240.95	\$105,993.43	\$105,973.91	\$104,792.13	\$101,767.65	\$99,171.12	\$96,390.22	\$95,755.56	\$95,536.13	\$95,089.35	\$94,814.68	\$94,513.31
Accounts Receivable												
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-150.00	-150.00	-150.00	-150.00
Total Accounts Receivable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$-150.00	\$-150.00	\$-150.00	\$-150.00
Other Current Assets												
*Undeposited Funds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounting Mistakes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	225.00	225.00	225.00	225.00
Pre-Payment of HOA Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Current Assets	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225.00	\$225.00	\$225.00	\$225.00
Total Current Assets	\$106,240.95	\$105,993.43	\$105,973.91	\$104,792.13	\$101,767.65	\$99,171.12	\$96,390.22	\$95,755.56	\$95,610.13	\$95,164.35	\$94,899.68	\$94,588.31
Fixed Assets												
Land	20,219.08	20,219.08	20,219.08	20,219.08	20,219.08	20,219.08	20,219.08	20,219.08	20,219.08	20,219.08	20,219.08	20,219.08
Lot Purchase/Sale	-44,111.19	-44,111.19	-44,111.19	-44,111.19	-44,111.19	-44,111.19	-44,111.19	-44,111.19	-44,111.19	-44,111.19	-44,111.19	-44,111.19
Total Fixed Assets	\$-23,892.11	\$-23,892.11	\$-23,892.11	\$-23,892.11	\$-23,892.11	\$-23,892.11	\$-23,892.11	\$-23,892.11	\$-23,892.11	\$-23,892.11	\$-23,892.11	\$-23,892.11
TOTAL ASSETS	\$82,348.84	\$82,101.32	\$82,081.80	\$80,900.02	\$77,875.54	\$75,279.01	\$74,498.11	\$71,863.45	\$71,718.02	\$71,272.24	\$70,997.57	\$70,696.20
LIABILITIES AND EQUITY												
Liabilities												
Total Liabilities												
Equity												
Unrestricted Net Assets	84,230.12	84,230.12	84,230.12	84,230.12	84,230.12	84,230.12	84,230.12	84,230.12	84,219.79	84,219.79	84,219.79	84,219.79
Net Income	-1,881.28	-2,128.80	-2,148.32	-3,330.10	-6,354.58	-8,951.11	-9,742.01	-12,366.67	-12,501.77	-12,947.55	-13,222.22	-13,523.59
Total Equity	\$82,348.84	\$82,101.32	\$82,081.80	\$80,900.02	\$77,875.54	\$75,279.01	\$74,498.11	\$71,863.45	\$71,718.02	\$71,272.24	\$70,997.57	\$70,696.20
TOTAL LIABILITIES AND EQUITY	\$82,348.84	\$82,101.32	\$82,081.80	\$80,900.02	\$77,875.54	\$75,279.01	\$74,498.11	\$71,863.45	\$71,718.02	\$71,272.24	\$70,997.57	\$70,696.20