

# Center Pointe Vistoso Community Association

P.O. Box 14198 Tucson, AZ 85732 Phone: (520) 623-2324 Fax: (520) 722-5039

## Board of Directors Meeting

### Telephone Conference Call

Wednesday, April 8, 2020 6: 30 PM

Board members present were Adam Goldberg, Cheryl Rothschild-Kensington, Daniel Sturmon & Jane Baker. Not present was Charlie Bowles, Charlie resigned his position from the Board of Directors on March 19, 2020. Amanda Eubank represented Platinum Management, Inc.

#### I. CALL TO ORDER / VERIFICATION OF QUORUM

Adam Goldberg called the meeting order at 6:30 PM. A quorum was present with 4 of the 4 board members present on the call.

#### II. COMMUNITY UPDATE ANNOUNCEMENTS

Dan Sturmon made a motion to the board that the new business of board member replacement be moved from the agenda under new business to the community update announcement section, this motion was seconded by Cheryl Rothchild-Kensington. A call to the public for discussion was made. Motion approved. (4-0 Vote).

Dan Sturmon, made a motion the next order of business would be to nominate Chad Collet, to the Board of Directors as a Director at Large & Vice President. This motion was seconded by Adam Goldberg. A call to the public for discussion was made. Motion approved. (4-0 Vote). Chad Collet was added to the Board of Directors for the remaining of time of a 2-year term to expire in 2022.

Dan Sturmon, made a motion, citing the Bylaws for Center Pointe Vistoso, Article 6, Section 5, to replace Adam Goldberg as Board President and nominate Jane Baker as Board President. This motion was seconded by Chad Collet. A call to the public for discussion was made. Adam Goldberg then resigned his position on the Board of Directors effective immediately. Motion approved (4-0 Vote)

Vice President resignation- Letter, Amanda Eubank asked if the resignation letter from Charlie Bowles needed to be read out loud for the callers as per Charlie Bowles request when his resignation letter was submitted to the rest of the board. Dan Sturmon and Jane Baker both agreed since the letter was included in the homeowners' packet provided with tonight's agenda the letter did not need to be read out loud.

Preserve Vistoso – Dan Sturmon provided a letter to the rest of the board, on behalf of the Board of Directors for Center Pointe Vistoso, opposing the rezoning of the golf course located outside of Center Pointe Vistoso, made a motion for the board to accept and approve submitting the opposition letter to the Town of Oro Valley. After homeowners have a chance to review the letter available on the community's website and added their opinions. The motion was seconded by Chad Collet. A call to the public for discussion was made. Motion approved. (4-0 Vote)

### **III. HOMEOWNER OPEN FORUM**

The board opened the floor for questions from the homeowners.

### **IV. SECRETARY REPORT / APPROVAL OF MEETING MINUTES**

February 25, 2020 Board of Directors Meeting Minutes. Dan Sturmon made a motion to accepted the February 25, 2020 meeting minutes. seconded by Cheryl Rothchild-Kensington. A call to the public for discussion was made. Motion approved. (4-0 Vote).

### **IV. TREASUER REPORT / APPROVAL OF FINANCIAL REPORT**

February 2020 Financial Report – Jane Baker made a motion to accept the February 2020 Financial reports. seconded by Dan Sturmon. A call to the public for discussion was made. Motion approved. (4-0 Vote).

Jane Baker made a recommendation to the rest of the board, that two of the current officers of the board of directors be added on the US Bank accounts as signers for the account. Cheryl Rothchild-Kensington made a motion that Jane Baker & Dan Sturmon are designed as the two officers listed as signers on the US Bank accounts. This motion was seconded by Dan Sturmon, a call to the public for discussion was made. Motion approved. (4-0 Vote).

Association water usage: Jane Baker made a recommendation to the board that Jane Baker be added as a contact to the Oro Valley Water account. Jane made a motion that Jane Baker & Chad Collet be the two officers of the board, to be added to the Oro Valley Water accounts associated with Center Pointe, and on the Smart Water account. This motion was seconded by Dan Sturmon, a call to the public for discussion was made. Motion approved. (4-0 Vote).

### **V. MANAGEMENT REPORT**

Amanda Eubank gave her management report

### **VI. COMMITTEE REPORTS**

Architectural Review Committee

Cheryl Rothchild-Kensington gave an update on the ARC committees review of ARC requests. Cheryl provided a draft revision of a Board Resolution – Enforcement Policy and Fines for the board to review and submit changes to her for the next board meeting.

Dan Sturmon made a motion for board to approve the new ARC request form that was reformatted by Virginia Goff, to now include verification that homeowners who submit the ARC request is in good standing with the association with their assessments paid up to date. In addition, this new form will now be submitted to the new email address [architectural@centerpointevistoso.org](mailto:architectural@centerpointevistoso.org) as noted on the revised form. Platinum Management will be added to that email list to receive the form, verify the homeowner is in good standing and then submit the request to the ARC

committee for review. This motion was seconded by Jane Baker, a call to the public for discussion was made. Motion approved.

(3-0 Vote, Chad Collet abstained from a vote since he has not seen the form).

#### AD HOC – Community Website

Dan Sturmon made a motion to approve the centerpointevistoso.org website to go live, with the following changes as discussed. The motion was seconded by Jane Baker. a call to the public for discussion was made. Motion approved.

(4-0 Vote).

### VIII. OLD BUSINESS

#### Action(s) in Lieu

- i. AAA Landscape contract – Action ratified
- ii. Multiple pool repairs total cost \$35832.00 - Action ratified
- iii. Insurance coverage for 2020-2021 W La Barre/Oksnee - Action ratified
- iv. Collection policy resolution Action ratified
- v. Collections for non-payment of assessments Action ratified
- vi. Sign up – stop sign - Action ratified
- vii. Desert Pro – additional cleaning -Action ratified
- viii. Common area closures Action ratified

#### Pool lights replacement w/ monthly billing

This item was tabled, pending research to see if lights installed when pool was built are warranted. Jane Baker made a motion for Sparkle Splash Pool Cleaners to clean the tile in the pool and spa for the amount of \$2000.00. Motion seconded by Dan Sturmon. a call to the public for discussion was made. Motion approved.

#### Food truck – common area

No action or vote taken on this item. No further businesses needed.

#### ROC status

No action or vote needed for this item. Board gave an update on the status. Item to be added on next board meeting agenda

#### Pool (service & cleaning) & janitorial contracts – Revised

No discussion or vote taken on this item. No further businesses needed

#### HOA attorney selection

No discussion or vote taken on this item. Item to be added on next board meeting agenda

#### Clubhouse flagpole bids

No discussion or vote taken on this item. Item to be added on next board meeting agenda

Clubhouse reservation policy

Chad Collet made a motion that the policy of 2 separate checks need to be received from homeowners 1 in the amount of \$25.00 non-refundable and 1 in the amount of \$75.00 refunded able depending on the review of damages to secure clubhouse reservation. Jane Baker seconded the motion. A call to the public for discussion was made. Motion approved. (4-0 Vote).

## **IX. NEW BUSINESS**

Board member replacement

Subject was discussed under community announcements

Fence Repair – 13403 N Flaxleaf Place

Homeowner to get 1 bid and board to get 2 bids for licensed and bonded contractors for repairs. Board will address bids at next board of directors meeting.

Property management

Dan Sturmon made a motion for an executive session with Platinum Management for review of performance within 10 to 14 days. Jane Baker seconded the motion. A call to the public for discussion was made. Motion approved. (4-0 Vote).

RFID tags purchase policy

Jane Baker make made a motion to charge homeowners \$5.00 in addition to the \$15.00 fee for shipping cost to mail RFID tags to homeowners who do not want to pick up tags in person. Dan Sturmon seconded the motion. A call to the public for discussion was made. Motion approved. (4-0 Vote).

Security

1 bid was provided consideration; the board would like to obtain a few other bids before a vote is taken. This item was tabled for the next board meeting.

Maintenance projects:

Seal coat / asphalt bids

4 bids were provided for consideration. No discussion or vote taken on this item. Item to be added on next board meeting agenda

Rusted pool fence

The board has requested 3 bids for consideration for repairs to the rusted pool fence for review at the next board meeting.

Landscaping erosion – spa area

AAA landscaping is providing a bid for DG replenishment for all common areas and will include a bid for DG replenishment around the spa area as well. Item to be added on next board meeting agenda

Common wall crack – Summit North

No discussion or vote taken on this item. Item to be added on next board meeting agenda

**X. AGENDA ITEMS FOR NEXT BOARD MEETING**

No discussion or vote taken on the following items. Items to be added on next board meeting agenda.

- a. Gates- contract & pool entry upgrade
- b. Events committee
- c. No solicitation signs (all blocks)
- d. No trespassing signs (common area)

**XI. NEXT BOARD MEETING – Wednesday, May 13, 2020 Place: TBD Time: 6:00pm**

**XII. ADJOURNMENT**

The meeting was adjourned at 9:01 PM

Submitted by:

Amanda Eubank

Platinum Management