

Center Pointe Vistoso Community Association

Board Meeting Minutes

August 12, 2020

5:30 p.m. via ZOOM

Board Members Present

Jane Baker, President/Treasurer

Chad Collet, Vice President

Dan Sturmon, Secretary

Monica Howell, Director

Cheryl Kensington, Director

Call to Order: Jane Baker called the meeting to order at 5:35 PM. Quorum was present.

Open Forum/Special Guest: OVPD Chief, Kara Riley and Neighborhood Watch Officer Sarah Liener

Ms. Riley introduced herself and noted that she has been in this position since February 22, 2020. She encouraged the community to join Neighborhood Watch. Ms. Liener introduced herself and provided information regarding the Neighborhood Watch Program. She noted that this is a community partnership program to build trust, improve communication and prevent crime in the community. Nnw.org provides information on how to start. Once the program is established, suspicious activity should be reported to the police and signs will be posted at the entrances of the community. She shared crime prevention tips. Cityprotect.com is a place where owners can obtain more information on incidents in the area. She provided flyers for homeowner participation.

Ms. Howell inquired about incidents at the pool. Ms. Liener noted that 911 should be called immediately.

Mr. Sturmon noted that there is a link on their website for homeowners to sign up for Neighborhood Watch but only four people have signed up so far. Ms. Liener noted that she could help with recruitment flyers.

Mission Management will send an e-blast to homeowners with the Neighborhood Watch recruitment flyer.

An owner asked about loitering in the pool and parking lot. Ms. Riley suggested that the community post "No Trespassing" signs and noted that she will ask for more patrol in this area. Repeat offenders will be arrested.

An owner asked about vandalism. Ms. Riley stated that this should be reported as soon as it is discovered.

An owner asked if they should call the police if someone is at the pool after hours. Ms. Riley noted that the police should be called regarding any suspicious activity, any time.

An owner asked how the police can enter without a code. Ms. Riley noted that the police will be given a code to enter.

Mr. Sturmon asked about people at the pool violating social distancing guidelines. Ms. Riley recommended clear communication and posting signage regarding the guidelines.

An owner asked about his gate key fob not working. He will email Mission Management to investigate.

An owner expressed concern about landscape lighting and a dead tree near the pool. Mission Management asked him to “blue tape” the lighting that is not working. Mission Management is aware of the dead trees and working on this.

An owner asked about the flagpole. An estimate will be provided to the Board at the next meeting.

An owner suggested a camera system which would require internet service at the clubhouse, which would cost about \$200 per month. He noted that a \$500 camera could be purchased that would only turn on with motion and then would notify the police department. The wireless router would cost about \$100. The camera would only come on during closing hours. If the Association wanted to have guest WiFi, the cost of the router would be \$200. The Association would need to sign a two or three-year contract with Comcast.

An owner suggested that a guard dog for the pool area. He noted that if this option was considered, it should be checked with the insurance first.

A motion was made by Mr. Collet to spend up to \$1,000 for installation of a camera system and up to \$300 per month for internet service with Mother’s volunteering to watch the footage. The motion was withdrawn.

The Board agreed that a committee should be established first.

Mission Management will check with the insurance company regarding liability for owner’s viewing camera footage at the pool.

An owner asked how the security patrol is working. Ms. Baker noted that it seems to be working and will continue for at least another month.

Secretary’s Report

- a. Approval of Minutes
 - June 3, 2020 BoD Meeting
 - July 1, 2020 BoD Special Meeting

Ms. Baker asked that Cheryl be listed as an attendee.

A motion was made by Mr. Sturmon to approve the June 3, 2020 Board Meeting and the July 1, 2020 Special Meeting minutes, as amended. The motion was seconded by Ms. Baker and passed unanimously.

Treasurer’s Report

Ms. Baker reported that the operating account balance is \$308,000 and the reserve account balance is (with money market and CD) totals \$447,000. Total assets are \$756,000. The CD expires in September and she suggested that it not be reinvested with US Bank and move it to Alliance Bank.

A motion was made by Ms. Baker to remove the CD that expires in September with US Bank and move it to Alliance Bank. The motion was seconded by Mr. Sturmon and passed unanimously.

ARC Committee Report/Landscape

Ms. Kensington reported that they have been working with Mission Management on an exterior paint palette. They have a few questions and are checking with Vistoso Community Association (VCA). The Design Guidelines review is still in progress. The ARC continues to review requests as submitted and is meeting twice per month. She reminded owners not to prop pool gates open, keep their hop seed bushes trimmed, remove desert broom, clean up after contractors, follow the Design Guidelines for flags, no parking in side yards or on pavers, put portable basketball hoops away when not in use, complete ARC applications thoroughly and remove contractor signs after 48 hours. She also noted that if VCA's guidelines are more stringent than Center Pointe's, the VCA guidelines must be followed. The guideline that is more stringent is the one that should be followed. An email blast with this information will be sent to the community. Ms. Baker noted that at the entrance to Pebble Creek, the plants that were removed will be replaced soon.

Management Report

An Executive Session was held prior to the Board meeting to discuss possible litigation by the Board and to also discuss a homeowner waiver request.

Unfinished Business

- a. **Action(s) in Lieu: OVERSII security guard** – Ms. Baker did an action in lieu to try an Oversii security guard for two months.
- b. **Pool Issues/Possible Measures Review** - Motion Lights, Ocotillo, Cameras, Gate, Fobs, and Finials are possible remedies for pool issues that are currently being researched. Tabled for September meeting. On Tuesday and Friday, anyone at the pool before 7:00 am will need to leave so they can clean the pool. An email blast will be sent about this. An owner noted that pool rule sent by Mission Management had a few rules that were incorrect. He will send a photo of the pool sign to Mission Management.

New Business

- a. **2019 Election Issue** – A homeowner came to Mission Management to review ballots from the prior management company. Ms. Rayhel noted there were voided ballots that should not have been voided. The ballots were re-counted and the results were sent to the Board. Ms. Baker noted that the outcome would change the Board member's terms. Mr. Sturmon and Ms. Howell would serve three years, Ms. Baker and Ms. Kensington would serve two years and Mr. Collet would serve one year.
A motion was made by Mr. Sturmon to accept the recount vote and change the Board members' terms accordingly. The motion was seconded by Ms. Howell and passed unanimously.
- b. **CPV Policy Resolutions (Enforcement, Parking, Collections)** – The Board reviewed the drafted policies. Mr. Sturmon suggested that the fines for enforcement be changed to \$50 first offense, \$100 second offense and \$150 third offense and fourth offense \$175. He also suggested that Landscaping violations be changed to \$35 for first offense, \$55 for second offense and \$100 for third offense. Ms. Kensington suggested that the first and only landscape notice give twenty-one days rather than thirty.
A motion was made by Ms. Howell to approve the enforcement policy, as amended. The motion was seconded by Mr. Sturmon and passed unanimously.
Ms. Baker suggested that two notices be given prior to towing. Ms. Howell noted that the pool parking lot should be added.

A motion was made by Ms. Baker to approve the parking policy, as amended. The motion was seconded by Ms. Kensington and passed unanimously.

A motion was made by Ms. Baker to approve the collection policy, as presented. The motion was seconded by Mr. Sturmon and passed unanimously.

- c. **Street Paving** – The Board reviewed the proposals. Mr. Sturmon suggested that Town of Oro Valley be contacted about parking on Pebble Creek. An owner noted that this would be a crack sealing and seal coat project (not new paving).

A motion was made by Mr. Sturmon to approve the estimate from Sunland Asphalt in the amount of \$83,635.24. The motion was seconded by Mr. Collet and passed unanimously.

- d. **Homeowner Correspondence** – Ms. Howell suggested that the Board consider “Constant Contact” which sends out e-newsletters. The cost is \$46 per month for unlimited e-newsletters.

- e. **Pinnacle Gate Proposal** – Ms. Schone noted that the revised bid for the motherboard is roughly \$1,000.

Mission Management will email the new proposal for the Pinnacle gate motherboard.

Adjournment

A motion was made by Ms. Baker to adjourn the Board Meeting at 8:14 pm. The motion was seconded by Mr. Sturmon and passed unanimously.

Summary:

Motions:

A motion was made by Mr. Collet to spend up to \$1,000 for installation of a camera system and up to \$300 per month for internet service with mom's volunteering to watch the footage. The motion was withdrawn.

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Actions:

Mission Management will send an e-blast to homeowners with the Neighborhood Watch recruitment flyer.

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