

Center Pointe Vistoso Community Association

Board Meeting Minutes

September 9, 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

I. Call to Order

Ms. Baker called the meeting to order at 5:31 pm

II. Announcements

Residents may sign up to Preserve Vistoso to learn about preservation efforts on former golf course property.

Open forum will take place at the end of the meeting. Please limit speaking to three minutes

III. Secretary's Report

Page 5 New Business changed line to read, sent to Board not Baker.

Mr. Sturmon made a motion to approve the August 12th meeting minutes as amended; Ms. Howell seconded. Motion carried unanimously.

IV. Treasurers Report

The draft budget for 2021 will be review at the October meeting.

V. ARC Committee Report

Ms. Kensington encouraged Homeowners to become familiar with the CC&R's and Design Guidelines and use as a reference.

Vegetation in common areas is stressed. Working with MMS and landscapers to address this situation to maintain aesthetics.

Continue to review ARC requests and review/revision of the Design Guidelines. There have been no major proposed changes to the Design Guidelines specifically working on updating Maracay sections that presume the builder is still on property. Also working to align with the master association.

The paint palette is going through final review. Will have a final decision of use of original Maracay colors and roof tiles.

VI. Management Report

Administrative/Maintenance Items

1. An Executive Session was held with a construction defect attorney prior to the Board meeting. Information and recommendations were provided to the Board.
2. Financials – a full set of financials was emailed to Jane. A condensed version was emailed to the rest of the Board. If you would like to see a full set, please let Rhonda or Kim know.
3. The mailboxes at Rainbow Cactus Court has been secured by the handyman. He also ordered parts for the drinking fountain in the Cove and fixed the sensor in the women's restroom at the pool.
4. Enclosed was a report from Carpenter Hazelwood indicating full payment from a Homeowner.
5. A violation report was included in the Board packet for the Board's review.

Unfinished Business

- a. Actions in Lieu – There were 2 actions in lieu since the last Board meeting. One was for the Pinnacle Gate Repair of \$981.91. The second was to approve the expense for the HOA attorney.
- b. Pool Security Measures – the Board is still discussing ideas to prevent vandalism and trespassing at the pool.

New Business

- a. Select Towing Company – There were 3 towing company proposals for the Board to review. All three would provide and install the signage necessary for towing vehicles. A&B and Rushing & Sons would also provide stickers at no cost to the association.
- b. 2020 Annual Meeting – The Board needs to discuss the upcoming Annual meeting. Need to set the date, time and whether it should be held via Zoom. As this is Mission's first annual meeting with CPV, they would like direction from the Board on how the process is going to be handled. Who and when and where will ballots be counted, etc.? Mission is fine with sending out the Call for Candidates.
- c. Correspondence – Jane will respond to the miscellaneous correspondence received by management.

VII. Old Business

a. Actions in Lieu

1. Pinnacle Gate Repair

When conducting repair of the failed exit slave operator circuit board they found other problems. The exit gate also needs a new drive motor at \$995.62. Will take 7 to 14 days once ordered. The entry gate also needs repair of gate operator pad \$675.75.

Mr. Collet made a motion to move forward with the repairs at the prices stated, Mr. Sturmon seconded, motion carried unanimously.

2. Attorney Expenses

A homeowner threatened to secure legal counsel so the Association had to engage in legal services at a cost of \$1200+ for any possible threats to the Association.

b. Pool Security Measures

Neighborhood watch – have been collecting names of individuals who want to participate in neighborhood watch. Hoping to have neighborhood watch volunteers to have a presence at the pool on summer evenings. Also, would like to utilize a neighborhood watch app that would remind residents when it is their turn and alert volunteers of activities at the pool requiring neighbor watch attention. Mr. Sturman stated that to help, the neighborhood watch will be working with Oro Valley police. A letter has been drafted allowing OVPD to ticket, apprehend and arrest when appropriate. The OVPD could not do this before because CPV is private property, so they did not have authority to come onto property. Now neighborhood watch can be confident that if they call the police the police will arrive. Another homeowner volunteered to serve on the neighborhood watch committee.

Mr. Sturman made a motion to approve the Oro Valley Police Department authorization letter, Mr. Collet seconded with the note that he has specifically met with the police department and they have assured him that the police standard operating procedure is to approach situations with a minimum escalation philosophy. Motion carried unanimously.

Security Guard

The Association is contracted to Oversii through October 15th.

The Board requested Ms. Schone contact Oversii to see if it is possible to extend the contract to November 15th after the 30 days-notice to terminate has been given.

Ms. Baker made a motion to send a 30 days-notice of termination by October 15th, once the cameras are installed and working, Mr. Sturman seconded. Motion carried unanimously.

Ms. Baker made a motion to move forward with the establishment of neighborhood watch, Mr. Collet seconded. Motion carried unanimously.

Mission is working on the signs for the pool. Ms. Rayhel will look at the sign at the CPV parking lot entrance that references state law as this is what is needed for OVPD.

VIII. New Business

a. Select Towing Company

The Board reviewed the 3 proposals from the towing companies.

Ms. Baker made a motion to contract with B&C Towing based on Mission's recommendation, Mr. Collett seconded, motion carried unanimously.

b. 2020 Annual Meeting

This will be held November 11th at 5:30pm, location will be determined. There is one vacancy for a three-year term.

Management will send out a call for candidates via eblast and have it posted on the website.

c. Homeowner Correspondence

c.1. Flagpole Request

The request is for a flagpole to be installed in the common area and fly the US flag. Based on current HOA financial obligations the Board will table this until 2021.

Mission will investigate and report back on options for polling the homeowners on having a flagpole in the common area.

c.2. Tree Trimming

CCR 2.7 "View Impairment" states that the HOA is not responsible for maintaining homeowner's view. Trees are maintained to keep from hanging

into roads, sidewalks, and walking paths and to prevent storm damage. After thoughtful discussion on the issue, Ms. Cody from the Landscape Committee suggested that this Committee draw up guidelines.

[The Board agreed to have the Landscape Committee draw up guidelines to present to the Board.](#)

c.3. Paint Schedule

Painting iron fences in the community is on the list of things to do. Some of the fences predate the houses and are getting very rusty.

c.4. Pool Security

Homeowner suggested having security company evaluate property and recommend the most effective security system for the given situation.

[Board will follow up with Carol Brown on the security camera issue.](#)

c.5. Gate Telephone

There have been inquiries on installing long distance service on the gates. After a brief discussion, the Board agreed that adding long distance to the gate system is not necessary. Residents can add a land line if they want to use the remote gate open feature.

IX. Open Forum

Homeowner had suggestion for internet for the pool cameras.

Homeowner had question regarding the change in Board terms.

Homeowner had question regarding changes to the design guidelines.

Homeowner commented on the importance of keeping the pool gates securely shut.

X. Adjournment

[Mr. Sturman made a motion to adjourn the meeting at 7:15 p.m., Mr. Collett seconded, motion carried unanimously.](#)

Summary:

Motions:

[Minutes - Page 5 New Business changed line to read, sent to Board not Baker.](#)

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Action Items:

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