

Center Pointe Vistoso Community Association
Board of Directors Special Meeting Minutes
May 6, 2020
Platinum Teleconference Media, 6:00 PM

Board Members Present

Jane Baker, President/Treasurer
Chad Collet, Vice President
Dan Sturmon, Secretary
Cheryl Kensington, Chair - Architectural Review Cmte.(ARC)

Call to Order: Jane Baker called the meeting to order at 6:00 pm noting a one subject agenda for the evening. Quorum was present.

Agenda Subject – Selection of Property Management Company:

President Baker noted that Platinum Management had provided a 30-day termination notice to manage the Center Pointe Vistoso Community Association effective May 1 2020. Platinum will continue to manage the community through May 31st.

To insure a smooth transition, the Board felt it was imperative to employ a new property management company effective June 1, 2020. President Baker described Board efforts to review an array of Tucson-based property management firms beginning in January 2020. The Board selected four management companies to interview – Mission Management, Cadden Management, First Service Residential and HBS Management. The property management companies were asked to provide a contract proposal prior to the one-on-one interviews.

The interviews were conducted only by two Board members. The Board members participating in the interview provided an evaluation of each company. Each company was evaluated on their finance and accounting structure, CC&R enforcement process and communication abilities. In each instance, 3 of the 4 companies showed noticeable weaknesses in the 3 evaluation criteria. The board consensus was that Mission Management Services met all 3 criteria as well as having the technical capabilities and experience to manage a 343 residential community.

Motion was made to approve and seconded for the employment of Mission Management Services effective June 1, 2020. Some residents were curious on why Platinum terminated the CPV community. It was explained that Platinum's indifference to help the Board members was a major factor and possibly, their indifference came from thinking it was a matter of time that they would be "let-go" as Center Pointe Vistoso's property management company. Other residents asked what communities Mission was currently managing. Monica Howell noted that Mission's website listed several communities, which some residents were familiar with. Dave Chen asked if the Association was considered a non-profit, and the response was yes noting the articles of incorporation document describes the Association as a non-profit 503.C4 classification. The motion was passed by the Board – 4 – 0.

No more subjects were addressed, meeting adjourned at 7:05 PM. Respectively submitted by, Dan Sturmon, CPV Secretary