

Center Pointe Vistoso Community Association

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BOARD OF DIRECTORS MEETING

December 12, 2019 Rancho
Vistoso Clubhouse 945 W.
Highlands Drive Oro Valley,
AZ 85755

Board members present in person were Adam Goldberg, Charlie Bowles, Cheryl Rothschild-Kensington & Daniel Sturmon. Jane Baker attended via telephone speaker. Amanda Eubank, Courtney Kabins & Jasmin Perez represented Platinum Management, Inc.

I. CALL TO ORDER

The meeting was called to order at 5:30 PM by Adam Goldberg, President

II. WELCOME INTRODUCTIONS / VERIFICATION OF QUORUM

All Board members and Platinum Management representatives introduced themselves to those in attendance and stated their titles. Quorum was established with 5 of the 5 Board members present.

III. HOMEOWNERS FORUM

- **Lot 2-021:** Can the Association decorate common areas during the holidays? Adam Goldberg gave the okay for decorations.
- **Lot 1-038I:** How will future communication to homeowners? A community website will be discussed under New Business.
- **Lot Unknown:** Will there be a directory available? Board of Directors will gather feedback from the community to further discuss and consider.
- **Lot 2-036:** Suggested a website committee with 3 volunteers.

IV. SECRETARY REPORT / MEETING MINUTES

A motion was made and passed unanimously to approve the November 20, 2019 Organizational Meeting Minutes. (Sturmon/Bowles, Motion Carried)

V. TREASURER REPORT / FINANCIAL REPORT

Board Treasurer, Jane Baker reported on the September – October financials. Discussion ensued on potential CD options. A motion passed unanimously to establish a 9-month 1.83% interest rate CD with US Bank. A total of \$150,000 from the reserve account will be transferred into said CD account. (Baker/Bowles Motion Carried)

VI. MANAGEMENT REPORT

Amanda Eubank gave a brief report on actions taken

VII. OLD BUSINESS

- A. Pool Heater & Splash Pad** – Upon review of E Konomy's proposal, the Board unanimously decided to accept the bid to replace the pool heater sensor at a cost of \$350.00 and to decline replacing the quartz tubes for the UV system in the splash pad at a cost of \$850.00, in addition to having a 3rd party company inspect and assess all pool/spa/splash pad equipment. (Sturmon/Bowels Motion Carried)

VIII. NEW BUSINESS

- A. Architectural Review Committee Establishment** - Cheryl Rothchild-Kensington announced that she has 3 volunteers to serve on the ARC alongside her - Annette Cody, Dennis Ayers & Misty Colven. With one more ARC member being sought, Jayne Anderson volunteered. A motion passed to appoint said members to the newly established ARC for a term of (one) 1 year CC'Rs section 3.4(H). (Goldberg/Bowles Motion Carried)
- B. Pool Area Emergency Stop Button Cover** - A motion unanimously passed to purchase a non- locking cover from Home Depot and have Pro Care install at a total budget not exceed \$120.00 for installation of the cover. (Sturmon/Bowles Motion Carried)
- C. Street Sweeping Proposal** - A motion was made and seconded to discuss the need for street sweeping. The Board voted against entertaining street sweeping at this current time. (Bowles/Sturmon Motion Carried)
- D. Landscaping Proposals** - A motion was made and seconded to discuss the landscaping proposals submitted by AAA Landscape, BrightView and Southwest Grounds. The Board has requested that Platinum Management along with Cheryl Rothchild-Kensington & Charles Bowles arrange a meeting with the AAA Landscaping to discuss and renegotiate the proposal submitted (Bowles/Rothchild- Kensington Motion Carried). Further discussion tabled until the next Board meeting.
- E. 2020 Budget Review** - A motion passed unanimously to approve the 2020 budget titled "New AAA Landscaping Proposal", to amend as necessary when the Board of Directors votes on a new landscaping proposal. (Goldberg/Bowles Motion Carried)
- F. Legal Counsel Selection** - Discussion ensued on material obtained from Carpenter Hazelwood, Maxwell & Morgan, & Brown Olcott. Further discussion tabled until next Board meeting. (Bowles/Sturmon Motion Carried)
- G. Community Website** - After a motion to discuss was made and seconded, a potential community website was discussed in detail. Dan Sturmon suggested an exploratory committee to be established for research and recommendations to present to the Board at the next meeting. Motion for said Ad Hoc committee passed unanimously. (Sturmon/Bowles Motion Carried)

IX. AGENDA ITEMS FOR NEXT BOARD MEETING

- Enforcement of CC&Rs
- Pool Security
- Pest Control Proposals
- Landscaping Proposals (old business)
- Legal Counsel (old business)
- Community Website (old business)

X. ESTABLISHMENT OF NEXT BOARD OF DIRECTORS MEETING

Date to be determined. The Board will email their January 2020 availability to Amanda Eubank.

XI. ADJORNMENT

Meeting adjourned at 7:00 p.m. by Adam Goldberg, President.

Respectfully submitted,

Amanda Eubank
Association Manager
For the Center Pointe Vistoso Community Association