

Center Pointe Vistoso Community Association
Study Session Meeting Minutes
February 10 2020
Center Pointe Vistoso Clubhouse, 4:00 PM

Board Members Present

Adam Goldberg, President
Charlie Bowles, Vice President
Jane Baker, Treasurer
Cheryl Kensington, Chair - Architectural Review Cmte.(ARC)
Dan Sturmon, Secretary

Call to Order: Adam Goldberg called the meeting to order at 4:03 pm and thanking Board members for attending. Quorum was present.

Adam reviewed the brief agenda for this afternoon's meeting:

- Vendors & Contracts
 - a. Pool
 - b. Janitorial
 - c. Landscape
- Covenants Procedures

Pool - Sparkle/Splash Heater Repair & Classic Pool Diagnostic Proposal:

Discussion focused on two main vendors submitting bids to repair the main heater unit and provide a diagnostic review of the heater malfunction. Sparkle/Splash submitted a bid for \$1,300+ to fix the main heater unit, which Board members agreed on the bid proposal. The diagnostic bid submitted by Classic Pool was tabled as well as Classic's bid for weekly maintenance of the pool heating, and circulating/chemical treatments of the main pool and spa (hot tub) facility. Sparkle/Splash's submittal of a maintenance bid is expected before the February 25th Board meeting for review. Both maintenance bid submittals would be compared and one bid will be selected for vote at the 2/25 Board meeting.

In addition to the pool bidding, discussion arose noting the overall neglect of the pool equipment shown by the current pool maintenance vendor, E-Konomy Pool. A majority of the Board felt a new pool vendor should be sought and make sure the new pool maintenance vendor provide a detailed maintenance log book.

Janitorial Contract:

Jane Baker, Treasurer felt the janitorial contract is too expensive and other janitorial companies should be looked into for janitorial services. Treasurer Baker recently inquired about janitorial services and received several bids for Board members to review. The reviews revealed an array of differences among the vendors and the variety of costs associated with services provided. An Association member attending the study session indicated he was in the janitorial business and felt the costs discussed were excessive for the proposed services. Prompted by the Board, he agreed to submit a bid proposal to maintain the pool area and forward it before the 2/25 Board meeting. The bids submitted to Treasurer Baker were tabled and would be discussed following the bid submittal by the association member.

Landscape – AAA Contract:

Considerable discussion arose regarding the content of the AAA contract and knowing specifically what the AAA contract will cover throughout the community. Cheryl Kensington, ARC Chair, noted that the walk-around was completed with the AAA Landscape Maintenance managers and that much was learned from the AAA staff on their weekly maintenance activities performed. ARC Chair and Treasurer recommended that the Board continue with

AAA's current contract to ensure they are meeting the requirements. The existing contract (\$5,479/month) increased by 8% (to \$5,925/month) for 2020. In response to the new proposal submitted of \$6,794, a 23% increase over 2019, the ARC Chair and Treasurer do not recommend to accept. The existing contract already included trails (which was not made apparent initially, yet precipitated that new bid. Both Bowles (VP) and Kensington (ARC Chair) would further clarify the revised \$6,700 contract submitted by AAA for 2020 by the 2/25 board meeting.

With Jane Baker's (Treasurer) inquiry about reducing water usage, it was learned that there were excessive irrigation leakages in some sessions of the community, followed with AAA staff fixing the leakages. Also, the ARC Chair Kensington and Treasurer Baker felt some modifications in AAA contract were necessary to help cut costs – e.g., reduce maintenance width of buffer from 5' to 3' and curbing the frequency of CPV's trail maintenance in to every 6 months and/or once-a-year.

Covenants Procedures:

Adam Goldberg lead the discussion on his interpretation of the Architectural/Landscape Design Guidelines and the CC&Rs regarding residents stripping their front yards of plantings installed by Maracay Builders and felt a clean, neat appearance was satisfactory. Adam stressed the Guidelines and CC&Rs were not specific to prevent stripping of front yards. Board members indicated a stripped yard, even though it was clean and neat, was not satisfactory or not allowed in CPV from an ARC standpoint. Discussion arose regarding Adam's interpretation and a Board majority felt his interpretation was wrong. The issue of owners, who removed all shrubs/tree from front yard without replacing them, was discussed as just one symptom of the larger issue that CC&R violations have not been addressed by the management company. With the newly elected BOD and ARC Committee in place, is a reminder to owners that following the CC&Rs is a written contract, which they agreed as a condition of the purchase. Moreover, the purchaser also agreed to comply with the Architectural Design Guidelines, which in this specific case did not submit a ARC form requesting approval to remove the front yard plantings. The Board majority agreed CPV front yards are required to have a minimum of plantings in a resident's front yard. The discussion was unsettled and would be continued at a later date.

Quarterly Billing Statement:

In regard to the last study session held on 1/29, discussion arose among Board members to pursue steps in announcing Quarterly billing to CPV residents. Board members agreed it would significantly reduce costs versus the monthly billing occurring at this time. The initial step to announce Quarterly billing will be made when the next statement is mailed. Also, in the upcoming billing statement, a cover letter by Board of Directors will promote Quarterly billing and encourage residents to make payments on-line electronically rather than mailing quarterly payments. Further discussion on Quarterly billing will be made at the Board meeting being held on February 25th.

No more subjects addressed, meeting adjourned at 6:30 PM.

Respectively submitted by, Dan Sturmon, Secretary