

Center Pointe Vistoso Community Association
Study Session Meeting Minutes
January 29 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 4:00 pm and thanking Board members for attending.

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

- Contract Reviews -- AAA Contract.
- Splash Pad Repairs – E-Kconomy Pools

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 stressed the importance of a walk-around with the Landscape Maintenance manager to fully understand the weekly maintenance activities that will be performed. Arrangements were made to meet with the AAA manager in following next week. Once the walk-around is completed, the ARC committee chair will submit a recommendation on the proposed 2020 AAA landscape contract.

Jane Baker, Treasurer asked that AAA to reduce the usage being dispersed at the 10 water control stations. In 2019, CPV paid \$120,000 for landscape watering. Jane felt the community's landscaping has reached a level of maturity that does not require as much water when they were initially planted. During the meeting session, it was learned that AAA did shutdown landscape watering during this current dormant season.

Splash Pad Repairs – K-Economy Pools:

Adam noted that the initial bid of \$850 still stands to replace the UA glass tubes. Discussion arose regarding the merits in replacing the tubes and not knowing if the system will function. Rather than replace the entire set of tubes, why not replace the one tube that's broken to make sure the system works before replacing all the tubes. K-Economy's account manager admitted that replacing the entire set of tubes didn't guarantee the system will work and we should expect more trouble shooting may be required. The consensus was to delay the tube repair and get other bids from other local pool repair companies. During the meeting session, appointments were scheduled for next week to have pool specialists look over the status of the UA repair and also, ask for a bid to maintain the entire pool facility.

Monthly Billing Costs vs Quarterly Bill Costs:

During the discussion of 2019 association water costs, Jane Baker, Treasurer noted the expense of mailing monthly billing statements. Jane felt that the HOA could reduce monthly mailing costs by establishing quarterly billing and where possible have residents pay their HOA dues on line rather pay dues by mail. The Board members agreed to implement a quarterly HOA payment schedule and have Platinum look into setting electronic billing on a quarterly basis.

Log Sheet shared with Board Members:

Concerns expressed among Board members that we're not aware of issues arising in the community. Most felt unprepared to answer questions when confronted by residents and/or do not know issues so the Board members can provide some response, rather than continually say – "we don't know and I'll have to get back to you". Some items like the entry gate tag recall and the fee indicated to residents having a faulty tag or no understanding of Center Pointe Park's reservations for using park area Ramada's. A log sheet must exist noting these items and letting the Board members aware of these instances.

No more subjects addressed, meeting adjourned at 6:00 pm.

Respectively submitted by, Dan Sturmon, Secretary