

Center Pointe Vistoso Community Association

Board Meeting Minutes

October 14, 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 5:30 pm

II. Announcements

- Mr. Sturmon reviewed the road maintenance project. Trash cans need to be out before 7am for pick-up.
- Annual meeting will be held November 12th.
- Open forum will take place at the end of the meeting. Please limit speaking to three minutes

III. Secretary's Report

Mr. Sturmon moved to approve the Board Meeting and Executive Meeting minutes from September 9, 2020, and Ms. Baker seconded. Motion carried unanimously.

IV. Treasurers Report

A motion to approve the September Financials was made by Ms. Baker and seconded by Mr. Sturmon. Motion carried unanimously.

a. 2021 Budget

The Board reviewed the 2021 Budget.

- The website is a good resource to be a clearing house for information and forms for homeowners. It is not secure so going forward should keep Association financials and personal information off. Homeowners interested in financials can obtain them from Mission Management.
- Street Sweeping – This will be under general maintenance should it be necessary.

Mr. Sturmon moved to approve the 2021 Budget and Mr. Collet seconded. The motion carried unanimously.

The approved budget will be included in Annual Meeting packet.

V. ARC Committee Report

Ms. Kensington gave an overview of ARC activities.

VI. Management Report

Administrative/Maintenance Items

1. Financials – a full set of financials were emailed to Jane for her review.
2. A condensed version was in the Board packet. If the Board would like to see a full set, please let Rhonda or Kim know.
3. The Board needs to approve the 2021 Budget so it can be included in the annual meeting mailing. Kim, Shawnee, and Jane have worked very hard in getting it ready to present.
4. The drinking fountain in the Cove has been repaired. Handyman is still waiting on parts for the drinking fountain in the main park and parts to fix the sensor in the women's restroom at the pool.
5. A violation report is included in the Board packet for the Board's review.
6. On 9/25, the sprinklers and fire extinguisher were inspected, and both passed with no issues.

Unfinished Business

- a. Pool Security – The Board is still discussing options and ideas to prevent vandalism and trespassing at the pool.
- b. Parking Inspector – we have an individual hired to drive the community and tag vehicles that are parked on the street. A sample of the sticker is included in the Board packet. The revised parking resolution is also enclosed with a couple of changes made. We added the hours of no parking on the street between the hours of 10:00 p.m. to 6:00 a.m. The Board can decide if they want to change these hours or leave as is.

New Business

- a. Action in lieu – signage for pool gate – the Board did an action in lieu to approve the signage for the pool gates per OVPD requirements.
- b. Common Area Landscaping and Maintenance – Landscaping proposals have been sent to the Board previously. All bids have been sent in a separate PDF to make it easier to review. Whichever company the Board chooses, we will need to ask them to revise their bid to include the perimeter 5' cleanup around the entire property. Only view fencing was included with the AAA contract.
- c. 2021 Gate Service – Jane will address this topic.
- d. Correspondence – We have been getting requests from homeowners wanting to reserve the ramadas. So long as they abide by the COVID guidelines of not having more than 10 people, we feel it should not be a problem. In our opinion, the clubhouse should stay closed.

VII. Old Business

- a. Pool Security
 1. Neighborhood Watch – There was a meeting on 10/6 with Oro Valley Police Department. Need 10 percent of residents to volunteer to have an official Neighborhood Watch. OVPD recommended that no one sit at the pool monitoring it. To be effective, they need real-time reporting. Getting key fob quotes.
 2. WIFI/Cameras – Mr. Collet received a quote from a security company.
Ms. Schone will investigate a bid from CenturyLink.
 3. Spa Motion Lights – Mr. Collet has a meeting with a vendor for lighting on 10/15. Splash pad will be turned off on 10/30.
- b. Parking Inspector
Ms. Howell moved to accept the revised parking policy. Mr. Collet seconded the motion. Motion carried unanimously.

VIII. New Business

- e. Action in lieu – signage for pool gate – the Board did an action in lieu to approve the signage for the pool gates per OVPD requirements.
- f. Common Area Landscaping and Maintenance – Working with AAA landscaping. Facelift and Clean Up patrol can contact them for wall and fence maintenance. Grout repair around pool may be necessary in the near future. Sparkle & Splash is a possible vendor for the tile/grout repair.
- g. 2021 Gate Service – Tabled.
- h. Correspondence – Ramada use will continue under COVID guidelines. The Clubhouse will remain closed.
Ms. Baker moved to approve continuing to allow ramada use under COVID guidelines and keeping the Clubhouse closed, Mr. Collet seconded. Motion carried unanimously.

IX. Open Forum

- Homeowner inquired about pool COVID signage. Did not see signage the last time visiting the pool.
MMS will create new signs and place in protective covers.
- Mr. Sturmon suggested that the rule stating “no alcohol” in the common area, as stated in the Rules and Regulations, be placed at the pool to make residents aware.
- Homeowners are encouraged to vote in the Board election and volunteer if interest.

X. Adjournment

Ms. Baker adjourned the meeting at 7:05pm. Executive Session will follow the meeting.

Summary:**Motions:**

Mr. Sturmon moved to approve the Board Meeting and Executive Meeting minutes from September 9, 2020, and Ms. Baker seconded. Motion carried unanimously.

A motion to approve the September Financials was made by Ms. Baker and seconded by Mr. Sturmon. Motion carried unanimously.

Mr. Sturmon moved to approve the 2021 Budget and Mr. Collet seconded. The motion carried unanimously.

Ms. Howell moved to accept the revised parking policy. Mr. Collet seconded the motion. Motion carried unanimously.

Ms. Baker moved to approve continuing to allow ramada use under COVID guidelines and keeping the Clubhouse closed and Mr. Collet seconded. Motion carried unanimously.

Ms. Baker adjourned the meeting at 7:05pm.

Action Items:

The approved budget will be included in Annual Meeting packet.

Ms. Schone will investigate a bid from CenturyLink.

MMS will create new signs and place in protective covers.