

Center Pointe Vistoso Community Association
Board of Directors Meeting
Minutes

Tuesday December 8, 2020
5:30pm
TeleConference

Attendance: Jane Baker
Monica Howell
Chad Collett
Wesley Avery

I. CALL TO ORDER - Jane @ 5:30 pm

II. ANNOUNCEMENTS

A. Holiday decor on community property: At this time, the Board of Directors (the "Board") is exercising discretion to not proactively monitor such decor, but asks that homeowners coordinate any such decor with and through the Board, and to consider whether the decor is inclusive of all of our neighbors and consistent with the community aesthetics.

B. Board vacancy: The Board has extended the deadline to 10 January 2021 to apply for the vacancy left by the resignation of Cheryl Kensington.

III. SECRETARY'S REPORT

A. Approval of Minutes:

1. October 14, 2020 Board of Directors Meeting

a) Chad moved to approve

b) Motion approved

2. September 21, 2020 Executive Session

a) Jane moved to approve

b) Motion approved

3. October 30 Executive Session

a) Jane moved to approve

b) Motion approved

IV. TREASURER'S REPORT

A. Discussion with Mission Management ("Mission") regarding the November financial report. The Board is requesting further clarity from Mission before approving the financial report.

V. ARC COMMITTEE REPORT

A. Monica reminded homeowners to contact mission about any outstanding ARC requests.

B. String Lighting: The CPV governing documents do not specifically prohibit string lights, but the VCA governing documents do, and some lighting may also violate Town of Oro Valley codes or ordinances. CPV cannot enforce VCA rules, nor can

it enforce Town ordinances. Homeowners are encouraged to reach out to VCA or the Town should they have any concerns with string lighting.

- C. Enforcement Policy. Mission says that the enforcement policy is working well. Enforcement monitoring visits occur monthly, but may be increased based on the rate of violations.

VI. MANAGEMENT REPORT

- A. SOP / Mission Management contacting: The after hours message service gives Mission's emergency number; you can leave a message with the emergency number and it will be monitored. Please use the emergency number for emergencies like broken irrigation, and not for objections to violations.

VII. NEIGHBORHOOD WATCH REPORT

- A. The Neighborhood Watch group provides weekend monitoring of the amenities. Although generally quiet, one volunteer called 911 due to some suspicious activity. Police responded and all was clear.
- B. The police appreciate our volunteers, and has reminded us that we are their "eyes and ears"; we should feel free to call the police rather than confront suspicious activity.

VIII. NEW BUSINESS

- A. Janitor Proposal for Ramada Cleaning: The Board received a quote from our current janitorial service to add monthly cleaning for the ramadas at a cost of \$38.80 / month.
 - 1. Chad moved to approve monthly ramadas cleaning at the quoted cost
 - 2. Discussion: A homeowner requested that we add "dog poop station" to the north end of the development; Board will take the request under consideration
 - 3. Motion approved
- B. Proposals for Cove Walls Stucco & View Fence painting: The Board received two quotes, from Sea Green (about \$50,000) and Approved Painting (about \$35,000), for the repair and painting of the exterior of the masonry common walls, as well as the interior and exterior of the iron view fences along the common wall ("View Fences"). The Board sought a bid from a third vendor, Klean Up Patrol, but did not feel the bid met the HOA standards. The cost for the View Fences will be shared equally between the HOA and homeowners with View Fences, and charged back to the homeowners as a Benefitted Assessment. The Board plans to follow this same model with the other neighborhoods in the HOA.
 - 1. Chad moved to approve moving forward with Approved Painting
 - 2. Discussion: Several homeowners raised concerns, (1) asking why can't a homeowner choose it's own contractor or paint the interior of the View Fence on its own, (2) asking why should a homeowner be required to paint the fence right now, and (3) questioning whether the governing documents permit the HOA to paint the interior of the View Fences at its discretion, charging the costs back to homeowners as a Benefitted Assessment. The Board expressed that the contractors said both sides need to be painted at the same time. Painting only the outside would be

impractical and costly, as the corrosion and damage is to both sides of the View Fences, and it would be difficult and time consuming to tape off only half of the fence for repair and painting. Additionally, painting both sides at the same time ensures uniformity and quality of the coating, and is a benefit to homeowners given that the size of the project can drive costs down and the HOA is arranging the contractor.

3. *Given these objections to painting the interior of the View Fences and charging back to the homeowners, the Board said it would consult with the HOA attorney on the matter.*
 4. Monica moved to approve moving forward with Approved Painting for the common walls and View Fences, pending counsel from the HOA attorney regarding the interior of the View Fences.
 5. Motion approved to move forward with Approved Painting for the common walls and View Fences, pending counsel from the HOA attorney.
- C. Action(s) in Lieu: Brijer Trees: Brijer was contracted to remove some dead trees and grind the stumps.
- D. AAA Landscaping: Our landscaper, AAA, recently appointed a new supervisor for the HOA common areas. The Board is happy so far with his engagement and attention to certain issues.

IX. UNFINISHED BUSINESS

A. Pool Security Proposals

1. FOB to replace keys entry at pool and vehicle gate for pool parking lot: The Board received a quote of about \$10,000 Eagle Gateworks to replace pool access with FOBs, and a quote from Kaiser to install a vehicle gate for between \$20,000 and \$28,000, depending on the options. The Board decided to table further discussion since 2 and 3 are cheaper alternatives, to see if the pool misuse is reduced by such measures before committing to higher-cost and impact projects.
2. Additional motion lights at pool: The Board received a quote of \$822 from Nick the Handyman to install additional motion lights at the pool, spa, and grill areas. The motion lights would be set to turn on with motion after the pool area is closed.
 - a) Monica moved to approve installation of motion lights in the pool area, per the quote.
 - b) Discussion: a homeowner questioned whether the lights would create a nuisance for some homeowners near the amenities. The pool area already has motion lights, and this would provide additional coverage within the area.
 - c) Motion approved.
3. Add-on iron fencing near grill & above entry gate: The Board received a quote of \$388.90 from Eagle Gateworks to install guard plates above and below crash bars on the two crack bar gates at the pool to prevent people from opening the gates without a key. The parts will be primed, but not painted, by Eagle Gateworks.

- a) Chad moved to approve the installation of crash bar guards per the quote and to select a paint vendor and have the work painted, so long as the paint estimate is less than \$500.
 - b) Discussion: A homeowner asked why the quote references only two gates, when there are three pool area gates; the Board noted that only two gates have crashbars.
 - c) Motion approved.
4. Towing signs: The Board discussed potential placement of towing signs at the amenity parking lot. Discussion is tabled as it would be connected to the vehicle gate discussion.
 5. Prickly plants at pool fence near grill: tabled at this time.

X. OPEN FORUM

- A. Homeowner Correspondence: Already discussed as part of the String Lights topic.
- B. Open discussion:
 1. Question about why the Board would table the pool area key FOB discussion. The homeowner pointed out that some former homeowners have apparently kept their pool key and continue to use the amenities. Key FOBs give greater control over access. The Board took that under advisement, but noted the expense and that the Board will pick up further discussion after monitoring compliance following the approved security items (motion lights and crash bar protection).
 2. Homeowner asked the Board to confirm that the materials proposed for use by Approved Painting for the Cove common wall repair and painting project are appropriate. Monica read from the quote, which the homeowner felt was appropriate. Monica asked the homeowner for his perspective regarding the View Fences, and the homeowner expressed the opinion that both sides must be painted at the same time.
 3. A homeowner asked for clarification whether the HOA will enforce against the use of string lights; the Board confirmed that the HOA governing documents do not directly prohibit string lights, but that the VCA or Town may have the ability to enforce. Homeowner noted that the developer, Maracay, installed string lights at a model home, which the homeowner felt confirmed that homeowners can install such lighting.
 4. Another homeowner noted string lights on their property, and also noted VCA does not enter gated communities for enforcement monitoring visits. The Board noted that the VCA may still investigate complaints brought by other homeowners. The same homeowner also asked regarding the flag pole issue, which has been tabled for some time. The Board reaffirmed its prior decision that, given competing priorities and time, "no further action [will be taken] at this time".

XI. ADJOURNMENT - Jane @ 7:21 pm

Notes:

Action Items

Motions/Decisions