

Center Pointe Vistoso Community Association  
Board of Directors Meeting  
Minutes

Tuesday January 26, 2021  
6:00 pm  
TeleConference

Attendance: Jane Baker

Monica Howell  
Chad Collett  
Wesley Avery

I. CALL TO ORDER - Jane @ 6:03 pm

II. SECRETARY'S REPORT

A. Approval of Minutes:

1. 8 December 2020 Board of Directors Meeting and Executive Session; 12 November 2020 Organizational Meeting
  - a) Chad moved to approve
  - b) Motion approved

III. TREASURER'S REPORT

A. Chad reviewed; no corrections or questions.

IV. ARC REPORT

- A. Monica commented that the committee is currently cleaning up the design guidelines, including comparing the planting lists of the master/VCA and CPV guidelines.
- B. Discussion with Mission regarding whether homeowner ARC requests/submissions for review are sent in batches or when received. Mission stated, when received

V. MANAGEMENT REPORT

- A. The Board held an executive session ahead of the board meeting to discuss certain homeowner issues.
- B. Palo Brea Way street sign to be replaced.
- C. Action in lieu, the Board agreed to contract with the handyman vendor to proactively look for and replace burnt out light bulbs.
- D. Board vacancy: 6 applicants.

VI. OLD BUSINESS

A. Fence painting:

1. The HOA attorney confirmed the Board's interpretation of the CC&Rs and plan for fence painting.
2. The Board sent a letter to all homeowners to explain the painting plan.
3. Welding work to begin shortly.

4. DCI Painting provided an estimate for Desert Crest I work for about \$18,000.

a) Monica motion to approve the costs for Desert Crest I

b) Discussion: A homeowner questioned who is the actual client of the HOA attorney. Another homeowner asked for details on the recommended materials. Several homeowners expressed the opinion that the iron view fences are fully the responsibility of the homeowner and the HOA should not pay for any work related to the iron view fences--interior or exterior. Another homeowner asked when the decision was made, expressing the opinion that the Board violated the AZ Open Meetings statute by making the decision outside of any noticed meeting. The Board reminded all homeowners of the decision discussed and made during the Dec 2020 Board meeting. The homeowner then expressed his opinion that all Board decisions made since November 2020 are invalid because the Board was an even number, and the homeowner then threatened legal action. Another homeowner asked why the Board is holding up on filling the vacant position. The Board reminded homeowners that this is an agenda item for the current meeting. The same homeowner also advocated to place cameras in the pool area. The Board reminded homeowners of the discussion-at-hand: wall painting. Another homeowner asked the Board whether any Board member will benefit from the wall painting. A homeowner asked whether the crumbling stucco on exterior masonry walls would be addressed; it is in the scope of work. Another homeowner asked about what he feels is the crumbling state of the walls, and why the Board is refusing to engage an engineer for a free assessment, as offered by a construction defect attorney. The board closed the discussion.

c) Motion approved.

## VII. NEW BUSINESS

A. Special Projects Committee created to survey the development and note places that need rock cover, and to address the quantity and pricing of the rock cover. B. Parking policy and towing signs.

1. Chad motion to place towing signs in the CPV parking lot

2. Discussion: A homeowner asked about the parking policy, and what are the legal requirements as to when and how these items are communicated to homeowners..Another homeowner asked about overnight parking by visitors; please call the management company ahead of time to let them know about visitors. Another homeowner asked what is the trigger to tow--towing is complaint-driven, not a proactive patrol.

3. Motion approved.
- C. Tree replacements. There are missing trees from the original landscaping plan along Pebble Creek Dr. and also in the Summit South common area on Golden Barrel. Board received bids from AAA and Brightview to replace.
1. Monica motion to approve 2x 36" Palo Verde trees along Pebble Creek from AAA for \$650/tree, and 1x 15 gal. Palo Verde for the Summit South common area from AAA for \$137.
  2. Discussion: A homeowner expressed his opinion that Palo Verde trees are not native and are not appropriate for the neighborhood.
  3. Motion approved, with one abstention.
- D. Gate Service Contract. Kaiser proposes two options for gate maintenance and repair services: "Elite" (\$987/mo), covering all labor and materials, and "Premium" (\$503/mo), covering preventative maintenance only. The board also received a bid from Eagle Gate for \$640/mo. Last year, the cost of parts for gate service was \$4,066.
1. Jane motion to approve Kaiser Elite option.
  2. No discussion.
  3. Motion approved.
- E. Stormwater Drainage. Oro Valley wants all HOAs to be aware of the stormwater drainage pathways within the property. The Board will work with AAA, the HOA landscaper, to maintain the washes, and will consult with civil engineer as appropriate to inspect the washes.
- F. Board Vacancy. The Board needs to fill one vacancy, which is up for re-election in November 2021. The Board received six applicants who were all well-qualified.
1. Monica motion to appoint John Davis to the vacancy.
  2. Discussion: One homeowner asked why the Board didn't fill the vacancy at the Dec meeting with the sole applicant. Two homeowners expressed the opinion that a particular homeowner should be on the Board. This homeowner expressed his concern with the appointment of Wes, and whether the current Board has said anything negative about him. Another homeowner asked how the Board solicited applicants to the Board vacancy. Another homeowner asked about the landscaping committee, which was released upon Cheryl's resignation.
  3. Motion approved.

#### VIII. OPEN FORUM

- A. Two homeowners expressed concern with the organization and management of Board meetings, suggesting various parliamentary rules/formats.
- B. A homeowner asked about the dog poop stations, and whether a vendor was responsible to empty. The stations appear as though they are not being emptied on a regular/timely basis.
- C. John Davis introduced himself to the association.

#### IX. ADJOURNMENT - Jane @ 8:38 pm

Notes:

*Action Items*

Motions/Decisions