

Center Pointe Vistoso Community Association  
Board of Directors Meeting  
Minutes

Tuesday April 19, 2021  
6:00 pm  
TeleConference

Attendance: Jane Baker  
Monica Howell  
Chad Collett  
Wesley Avery  
John Davis

- I. CALL TO ORDER - Jane @ 6:03 pm
- II. ANNOUNCEMENTS
  - A. Preserve Vistoso. Preserve Vistoso was on the agenda, but no representative present to provide update.
- III. SECRETARY'S REPORT
  - A. Approval of Minutes:
    1. March 2, 2021 Board of Directors Meeting and Executive Session
      - a) John motion to approve March minutes
      - b) Motion approved
- IV. TREASURER'S REPORT
  - A. Chad reviewed; no corrections or questions.
    1. Feb: Operating Equity 365,000, Reserve 464,000, Total 829,000
    2. Mar: Operating Equity 380,000, Reserve 489,000, Total 869,000
  - B. Jane motion to approve February/March report
  - C. Motion approved
- V. NEIGHBORHOOD WATCH REPORT
  - A. Cheryl Lewis: Roster of pool watching Summer weekends beginning in May. Drive/walk by after ten; observe but do not intercede; call police with any suspicious activity
  - B. Cheryl Lewis looking for someone to take over for her, taking volunteers
- VI. CRUSHED ROCK COMMITTEE REPORT
  - A. Jane provided update. Plentiful supply of our particular rock from quarries. Soliciting more bids to spread DG. Will have a more complete report at the next Board meeting.
- VII. ARC REPORT
  - A. Monica provided an update. Not many requests, currently. Please let the ARC know if you feel you have not received timely feedback.
  - B. ARC sent updated design guidelines to VCA for approval on 17 Mar 2021; haven't yet heard any status update.
  - C. Mission will do HOA compliance tours every two weeks during the summer.
- VIII. LANDSCAPE REPORT
  - A. Jayne Anderson: Met with new AAA Supervisor and Crew Chief for 9 Mar 2021 walkthrough. Noted some items from Feb 2020 that still have not been

addressed. AAA not fulfilling their responsibility and have not been handling several items brought to their attention. Weeds have improved, irrigation still needs work. Holes have not been addressed. AAA has not provided solutions to problems. AAA has not yet provided price quotes for issues like rip rap, and haven't plugged unnecessary irrigation. Lighting, Doggie Bag, and Trash Removal being addressed.

#### IX. MANAGEMENT REPORT

- A. Kim (Mission) provided an update: The Board held an Exec Session 19 April 2021 to discuss homeowner issues, which is confidential per AZ statutes.
- B. Handyman has performed miscellaneous work. Sling chairs at the pool recently repaired.

#### X. OLD BUSINESS

##### A. Gate service:

1. Pinnacle exit gate having troubles today: Eagle Gate will repair
2. Desert Crest 1 exit gate: Kaiser did not respond to emergency line; Eagle Gate had to repair; Eagle Gate thinks that Kaiser wasn't following manual in its maintenance and improperly programmed (either a very knowledgeable vandal or a technician who walked away in the middle of a job). Chad: exit gate still functioning slowly
3. Eagle gate proposal for gate maintenance service:
  - a) Pinnacle gate last year: circuit board had been damaged by motor, and thus replaced. We also replaced the circuit board in the island (master). One emergency call, and it also appeared that someone replaced the circuit board without completing the required programming. Eagle Gate completed programming and no further issues (until today). Database management would be a lift and shift from Kaiser to Eagle Gate, but modem that can support is obsolete, as is the system. Kim: tags and codes are shared across all gates (shared database).
  - b) Kaiser 987/mo--parts and labor
  - c) EG 640/mo--parts
  - d) Chad motion to switch from Kaiser to Eagle; ensure some overlap to xfer database;
  - e) Discussion:
    - (1) Homeowner was concerned whether we would come out even by switching from a parts & labor contract to just parts
    - (2) Another homeowner expressed concern about the outdated computer/modem system and what would be the contingency if it fails/parts obsolesced.
    - (3) Kim: will remind Eagle Gate about 10 digit dialing, which is to be implemented in Pima County.
    - (4) Wes: anticipate that we will need to update the database and management system in the near future.
  - f) Motion approved

##### B. Doggie Station/Pinnacle:

1. Monica: we don't want the station to be near someone's yard, but near a park/walkway.
2. Monica motion to use Nick (handyman) to install; \$350 parts and labor to install doggy at top end of pinnacle
3. Discussion: No comments
4. Motion approved

C. Landscape service:

1. The Board has been reviewing several landscape quotes
2. Brightview presented its proposal.
3. The Board would like to see examples of communities served by other bidders; we are in process of getting and following up with references from other bidders.

D. Pool Vehicle Gate, Fence Proposals

1. Alltech gate provided a quote for Vehicle Gate. Alltech presented its proposal, which includes a sliding gate access to lot; access by garage door-like clicker, RFID (could not tie into our database, \$4,000 rather than \$3,400), keypad (can do this and RFID), or card/fob reader.
2. The Board has thoroughly reviewed barrier options, fencing or vegetative, to prevent access to the pool area, and is concerned about the excessive cost, especially considering it is not likely to significantly deter someone who wants to access.

E. Policy Update

1. Kim (Mission): HOA Attorney made some suggested revision to enforcement, collection, and parking policies.
2. Jane motion to approve revisions/resolution
  - a) Discussion: No comments
3. Motion approved

XI. OPEN FORUM

- A. Pat Sturmon provided a Preserve Vistoso update: Negotiation for the purchase of the golf course is ongoing. Mary Jacobs (TOV) said that the parties had agreed to a framework and will provide details in near future. Preserve Vistoso is still looking for volunteers.
- B. A homeowner suggested that limited parking access is a deterrent. They also noted that the CPV Pool listed as a public pool on Parks and rec site and asked the Board to consider a bigger sign re: no trespassing.
- C. Another homeowner asked whether a pool parking gate is worth the money. They expressed concern that unauthorized access to the pool becomes more of a challenge or game, rather than a deterrent, and said that consistent OVPD involvement is best. The homeowner also asked when will homeowners be informed/have opportunity for input on design guideline changes. Kim (Mission): VCA has to approve; once approved, we would distribute to homeowners. The homeowner expressed further concerns about the content of the changes, and whether the changes would be retroactive. Monica replied that we are just bringing the guidelines in line with VCA and anything permitted before is grandfathered in.

- D. Chad reminded the Board and homeowners of the agreed format, where homeowners would speak and the Board and Mission would hold any comments until the end.
- E. Another homeowner suggested that the best deterrent against unauthorized pool access is OVPD pressing charges. They said that the pool is HOA property and we need to keep it that way, and that people should have to make reservations to use any part of it.
- F. A homeowner noted that the fence painters painted over bird poop and missed a couple of spots. Wes: Thanked the homeowner for bringing that to our attention, and asked that homeowners please let us know of quality issues to be addressed.
- G. A homeowner involved with the design guideline changes noted that changes included eliminating the plant list, and harmonizing to avoid inconsistent VCA and CPV determinations.
- H. Another homeowner spoke to the security issues at the pool and advocated spending \$1,000/month with a security guard, which totals \$6,000 for the summer.
- I. Another homeowner said that a security guard would be good. They also said that they think it unacceptable for the Ramada to be open for public use: we own it, fund and maintain it, should never happen. They also criticized the painting contractor.
- J. A homeowner, in consideration of the pool security, asked whether we want one-time costs, or recurring costs for an indefinite period.

XII. ADJOURNMENT - Jane @ 7:57 pm

Notes:

*Action Items*

Motions/Decisions