

Center Pointe Vistoso Community Association
Board of Directors Meeting
Minutes

June 3, 2021
6:00 pm
TeleConference

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

- I. CALL TO ORDER - Jane @ 6:01 pm
- II. ANNOUNCEMENTS
 - A. None.
- III. SECRETARY'S REPORT
 - A. Approval of Minutes:
 1. April 19, 2021 Board of Directors Meeting and Executive Session
 - a) Monica motion to approve April minutes
 - b) Motion approved
- IV. TREASURER'S REPORT
 - A. Chad reviewed; no corrections or questions. April: Operating Equity 403,000, Reserve 504,000, Total 907,000
 1. Monica motion to approve April report
 2. Motion approved
- V. ARC REPORT
 - A. Jayne Anderson: report on design guidelines: met with VCA to review changes to design guidelines. They want changes to harmonize more to the master design guidelines. Second draft sent 23 May 2021; followed up today. Made updates to plant list based on latest VCA plant list changes.
 - B. Monica: reminder that if something is allowed by VCA, it may not be allowed by CPV. VCA also asked us to reign in nightlights, as well as the PV signs on the golf course.
 - C. VCA approved the original Maracay guidelines; a lot has changed with VCA board, management, committees, etc.
 - D. Discussion about how our neighborhood maintains a different aesthetic than the rest of VCA, leading to some differences in plant list.
- VI. NEIGHBORHOOD WATCH COMMITTEE
 - A. Continue to seek a new chair for this committee.
- VII. MANAGEMENT REPORT
 - A. Kim (Mission) provided an update: The Board held an Exec Session 3 June 2021 to discuss homeowner issues, which is confidential per AZ statutes.

- B. We have had gate issues over the past 1.5 mos, and the new vendor (Eagle Gate) started on 1 June. Kaiser had installed parts on Fri before Memorial day, but they were concerned that the gate may not work. That said, they did not have any technicians on call over the weekend, so the work was finished Tuesday after Memorial Day. Eagle Gate working on Desert Crest.
- C. Request made to Google to adjust naming of CPV Park to “Private”, which was done.
- D. Reservations are being requested for June for facilities; If you have a party, reservations take precedence; Please also clean up after yourselves.
- E. Jane: handyman to look at the blue paint spills and how to clean them up.

VIII. OLD BUSINESS

- A. Landscaping:
 - 1. Jayne Anderson: Met with AAA supervisor on 1 June, still several open issues from 5 Feb and 9 Mar. Some items completed satisfactorily, but some areas still need attention. AAA needs to be proactive about issues, e.g., weed and irrigation; they need to also track the issues to completion. Two holes still need to be filled and seeded. Solutions needed for exposed palo verde roots. Need price quotes on rip rap and erosion areas. Dead plants need to be removed, and holes filled and irrigation plugged. Landscape lighting timing will be adjusted to come on at dusk.
 - 2. Jane: we are evaluating other vendors
- B. Pool Parking Vehicle Gate:
 - 1. Proposals for sliding and swinging gate: Alltech, sliding \$16,276, swinging 20,440; Eagle gate, swinging, \$20,196.
 - 2. Considering also painting curbs in the circle red as a “fire lane”
 - 3. Past issues seem to be based on non-residents driving in; fence jumping most often happening during the night
 - 4. Discussion about whether and how we can integrate access control with existing gate access. Concerns that keeping the gate closed or requiring FOB or RFID access only may defeat the purpose of permitting guests at the amenities.
 - 5. Monica motion to proceed with Eagle Gate swing with RFID and keypad up to 30k, pending final design issues, etc.
 - 6. Discussion:
 - a) How do we ensure that a code isn’t shared with others? Can we have a “pool gate code”, which changes on a regular basis, which we can get from Kim?
 - b) Brett from Eagle Gate joined the call to answer questions.
 - c) The pool can use the same database, same RFID tags
 - d) We can include a keypad that changes on a periodic basis
 - e) Brett suggested that with a scheduled “open” and “closed”, no need for entry control devices.
 - f) Can also do a fob that integrates with pool access fob

- g) Included is a fire department access switch, may require also a 'strobe sensor'
 - h) Homeowner comments:
 - (1) Opinion that the board needs information from the residents by documenting the proposal and asking for feedback.
 - (2) RFID reader is a luxury and unnecessary. FoB Reader or keypad should be sufficient.
 - (3) A keypad is defeating the purpose; the code will be shared. A fob is best. What will we do in the meantime, given that we are in high season? So many keys out there, we should rekey the pool because too many non-residents have keys.
 - (4) Wants more input from other residents, and not just the five board members.
 - (5) If we are going to fob the gate entrance to track entrance we should do the same at the pool. You will be required to have the fire department optical sensor.
 - i) Chad pointed out that the purpose of the discussion portion is to obtain resident input.
 - j) Jane reminded the board that this has been on the agenda and in the minutes for many months.
 - k) John asked whether we can share the proposal with the community
 - l) Discussion on security of access--would resident-specific codes be better? Should key code entry turn off at a certain time? Should we provide two fobs per homeowner? Fob is beneficial for ease of "rekeying". Could we consider a timer access only gate, and add access options as needed? Brett: this is possible and would cost about 19,000.
7. Monica motion to approve installation of gate in roundabout on timer only and open during pool hours. pending final price, design, etc., with Eagle Gate
8. Discussion:
9. Homeowner comments:
- a) what will we do in the meantime? What is the cost of the guard vs gate?
 - b) you could consider a manual fence that is opened and closed daily.
 - c) I don't think leaving gate open during the day will solve the problem as people use facilities during the day.
 - d) We need an unambiguous solution out to the homeowners and at what cost. We also need a near-term solution to control access. We need to control access, yes, but also need to consider access into the lot for those who may want to access the golf course.

10. Jane reminded that the security guard costs for 2 visits/wk, 3hrs on weekend nights, is \$700/month; Total cost July-Oct, about 4,000.

11. Motion approved; John dissent

C. Pool pedestrian gate fob conversion:

1. Tabled.

D. Crushed Rock Committee:

1. Stuart Mellentine: About 91,000; proposal to break up work into three sections, roughly equal. Coverage where needed. About 1,500 tons of DG required. Recommend to begin work after monsoon season, moving south to north.

2. Monica motion to do the work per the proposal, all at once, after monsoon.

3. Discussion:

a) Wes: anticipate cost fluctuations? Should we add a buffer?

b) Reserve study: 2027 and 2029= 160k

c) Wes: can we add 10%

4. Monica motion to do the work per the proposal, all at once, after monsoon, up to 110% of the proposal.

5. Discussion:

a) No comments.

6. Motion approved.

E. Website and Portal Review

1. John: A lot of issues with current website documents, links, and accuracy. Recommend we take control over the site (obtain usernames and passwords, and maintain direct access to the site); rebuild following VCA site model; ensure accuracy of documents and coordinate with mission; create a process.

2. We spent 2,500 in 2020 for the website. Maintenance costs are \$384 so far in 2021. Hosting on our own should cost around \$200 annually.

3. It would be good to have a comms committee charged with the website.

4. John motion to create comms committee to handle recommendations

5. Discussion:

a) No comments

6. Motion approved; Chad abstain

F. Storm Drainage Survey

1. VCA has been performing a storm drainage survey throughout the area. We have two bids for \$2,500 to do it. TOV says it is not necessary right now and can wait a few years. Discussion tabled.

G. Painting Update

1. Cove is completed; punch list given and overspray issues are being addressed

2. So far, HOA has spent (all neighborhoods but Pinnacle): about 100,000

3. Owner share (except Pinnacle): about 32,000

4. Board requested that as members see issues, please send details to Mission so we can investigate and work with the vendor as needed. 81 lots in cove; about 5 issues.

IX. NEW BUSINESS

- A. Reminder of SOP for contacting the Board--contact Mission who will pass it on to Board and we will review.

X. OPEN FORUM

- A. No comments.

XI. ADJOURNMENT - Jane @ 8:03 pm

Notes:

Action Items

Motions/Decisions