

Center Pointe Vistoso Community Association
Board of Directors Meeting
Minutes

August 11, 2021
5:30 pm
TeleConference

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

- I. CALL TO ORDER - Jane @ 5:30 pm
- II. SECRETARY'S REPORT
 - A. Approval of Minutes:
 1. July 15, 2021 Board of Directors Meeting and Executive Session
 - a) Chad motion to approve July 15, 2021 Exec and Bd meeting minutes
 - b) Motion approved
- III. TREASURER'S REPORT
 - A. Chad reviewed; no corrections or questions. YTD, 31,000 under budget.
 1. Jane motion to approve July report
 2. Motion approved
- IV. ARC REPORT
 - A. Jayne: constructive meeting with VCA to update plant list. Goal is a useful product for homeowners to have a clear list to share with nurseries. We are also adjusting our list to reduce confusion or conflict with VCA's list, including those VCA-approved plants not otherwise on our 'prohibited' list.
- V. LANDSCAPE COMMITTEE
 - A. Jayne: No meeting again with AAA. We have the following concerns with our current landscaping vendor:
 1. They are not proactive; example, many limbs hanging low over the sidewalk, likely to lose palo verdes on corner of la canada and pebble creek with next monsoon; skinned the grass in large areas; they say they transplanted two ocotillos, but we can't locate one of them; removed landscape lights for two removed palo verdes but cannot account for the lights; haven't filled holes; hand hole covers aren't being put back after their work.
 2. Board will table discussion on replacement landscape service to September meeting.
- VI. COMMUNICATIONS COMMITTEE

- A. We can't insert images in line with the Mission email blast. We'll use the text from the newsletter and attach a .pdf.
- B. Website vendor gave notice of termination (30 days); they sent incomplete information initially; we followed up for full and complete backup + admin rights; backup wasn't perfect, but we got the admin rights.
- C. We need to do three things:
 - 1. need to fund what we'll do
 - 2. need to get current vendor to xfer domain to godaddy
 - 3. need transfer of webhosting agreement to us under our own account
- D. Cost: 205/yr for hosting (current); 360/3 yrs own hosting--431 total
- E. John motion to fund 450 for website hosting
- F. Discussion: no comments.
- G. Motion approved

VII. MANAGEMENT REPORT

- A. Financials emailed to Chad
- B. ARC violations also included
- C. Reminder of action in lieu to hire HBS (reported at last month's Board meeting)
- D. Please contact Mission for emailed statements or login to portal
- E. Bd to hold exec session after this meeting ARS 33-1804 (5)
- F. Will work on 2022 budget over the next month
- G. Call for board candidates will be sent 2nd week of Sept

VIII. NEIGHBORHOOD WATCH REPORT

- A. Laura: requesting volunteers for neighborhood watch; May, June, July, Aug, and part of Sept is the commitment; go to the website if you want to volunteer; rover patrol has given very good reports; mostly teens who indicate that they got keys from others, even duplicates

IX. OLD BUSINESS

- A. FOB: proposed system will include the main entrance for fob in/out; other two gates emergency exit gates with alarm to provide the approved access control and mitigate gate-propping. Board needs to discuss the fob number per household policy?
 - 1. Discussion of the current pool key policy (1 per homeowner). Some Board members are open to two, if the homeowner pays for the second. Discussion of what is an appropriate cost, which was tabled.
 - 2. Discussion of what happens if the fob stops working over the weekend? Mission: email and we will fix on next business day. Given that the fob is a passive device, a low probability of one person being affected by failure. Rather any failure would likely be with the system, and thus an emergency to be addressed immediately.
 - 3. Discussion of how we would deactivate old fobs, so no concern about unintended proliferation
 - 4. Discussion also of new fob form/user agreement and updating the rfid form/user agreement as part of the fob distribution.
 - 5. Jane motion to approve 1 fob per home

6. Discussion:

a) Homeowner comments.

(1) Discussion of what happens to pool keys once the fob system is in place? Jane: we will change the key-locks as failsafe for the system, but no key will work; the main gate will only unlatch with fob swipe for exit; other gates are pushbar as emergency exit gate.

(2) Appreciation of the fob/one entry point considerations. Any way to put fireplace on fob system? Mission: we'd have to ask. Appreciation also that we will get rid of propping gates, as toddlers and pools are very dangerous.

(3) Discussion of experience in a community with more than one fob per family, which led to chaos. One pool key per home was fine. One fob should be too.

7. Motion approved.

8. *Action item: Mission to follow up with Brett re: whether firepit can also be controlled by fob*

B. Vehicle gate update. No timeline yet. The board is confirming with civil and town engineers about vehicle turnaround requirements.

X. NEW BUSINESS

A. Pool maintenance:

1. Pool light pulled out: ~\$1,000
2. Splash pad motor repair: ~\$680
3. Jane motion to approve both maintenance items
4. Discussion: No comments.
5. Motion approved

B. Association Attorney

1. Board wishes to change association attorney, given the current attorney's conflict supporting VCA's drafting of new governing documents.
2. Wes motion to switch representation to Michael Shupe, prepaid addendum option at 300/6 months.
3. Discussion: no comments.
4. Motion approved

XI. OPEN FORUM

A. Homeowner comments/questions:

1. On Facebook people were talking about violation letters and wanted to speak with ARC. ARC has nothing to do with violations, and Mission is obligated to look for violation letters and cite members.
2. Thanks to board members for serving. We'd like to put in our vote for the gate to the pool parking, and closed 24/7 and opening like the neighborhood gates.

XII. ADJOURNMENT - Jane @ 6:53 pm

Notes:

Action Items

Motions/Decisions