

Center Pointe Vistoso Community Association  
Board of Directors Meeting  
Minutes

September 16, 2021  
5:30 pm  
TeleConference

Attendance: Jane Baker  
Monica Howell  
Chad Collet  
Wesley Avery [arrived 6:00pm]  
John Davis

- I. CALL TO ORDER - Jane @ 5:33 pm
- II. ANNOUNCEMENTS
  - A. Town passed a resolution to finalize negotiations with Rompsen and the Conservation Fund to purchase the golf course.
  - B. Rompsen not responding; Town waiting for Rompsen and waiting to hear from Mike Ford of TCF.
  - C. Once the conservation fund purchases the property, we have until December to pay back. Thus, a need to raise money.
  - D. Jane apologized on behalf of the board for scheduling during a Jewish high holiday. Board and Management will work together to make sure nothing is scheduled during a holiday.
  - E. Call for Candidates for Board Annual Meeting and Election going out next week.
  - F. Annual Meeting date - Thursday November 18, poolside 5:30pm.
- III. SECRETARY'S REPORT
  - A. Tabled due to Wes's absence
- IV. TREASURER'S REPORT
  - A. Chad reviewed; no corrections or questions. We continue to be up.
    1. Jane motion to approve August report
    2. Motion approved
- V. ARC REPORT
  - A. Monica talked about the need for owner maintenance upkeep, weeding, pruning especially after monsoons.
  - B. Jayne: Susan and I finished our Plant List revisions at month end and met the timeline we were shooting for. Unfortunately the VCA Committee did not have quorum and so the Plant List did not get approved this month. Hopefully they will be able to approve it at their next scheduled meeting and we can get the list into effect.

Plant information from the Center Pointe Vistoso Design Guidelines was added to the Plant List so homeowners only have one document to look at for landscaping.

Also information was added to be helpful to homeowners such as which plants are poisonous. Reminder to Homeowners to research for height restrictions on the Master VCA list and width restrictions per lot size, growth rate, water requirements, litter, pollen.

Our Prohibited Plant list has not changed; however, we did add all of the plants on the VCA Master list to eliminate any confusion or frustration for homeowners so they are able to get approval from both CPV and VCA on their ARC Request and not be approved by CPV but not by Master and vice versa.

VI. LANDSCAPE COMMITTEE

A. Jayne Anderson. The board is looking into tree replacements as needed.

VII. COMMUNICATIONS COMMITTEE

A. John Davis. Introduced the new website, which is overall better to monitor metrics. Things to consider: pull down more user friendly.

B. Chad motion to let John make demo version.

C. Discussion:

1. Homeowner said minutes must be available to the public. Kim wanted to know which CC&R being cited. Jane said minutes are available to all Center Pointe owners via Mission Management at any time, and are emailed out to owners monthly..

D. Motion approved

VIII. MANAGEMENT REPORT

A. Kim gave a management report.

B. Overseeing will be started in Oct.

C. Asked to provide another towing sign for the pool lot. Hard to get from B&C.

IX. NEIGHBORHOOD WATCH REPORT

A. Laura: season is winding down. July and August rovers have been great. People have been polite and typically leave when asked. Less gate jumping; mostly overstaying after hours. Hoping gates will help with after hours parking. Neighborhood watch patrols have stopped for now; will pick up again around May next year. HBS (security patrol) has provided good reports

X. OLD BUSINESS

A. Pool

1. FOB system should be up by mid-October. Plan to distribute fobs 23 Oct. Fob: replacement costs suggested by Management at \$50, including administrative fee and cost of fob.

a) Jane motion for \$50 replacement fee

b) Discussion:

- (1) Homeowner questions two related issues: why do we need a gate? Access to lot is not an issue. We should give access to the lot for others if we want the golf course to be a park. And we should grant access to the other two pool gates. Alarms cause a nuisance. Why not two fobs per family?

(2) Homeowner asked what is the actual cost to the HOA for a fob? Replacement cost should be limited to the fob cost.  
Check: \$65/10 fob

c) Motion approved

2. Vehicle gate permit application has been with town; expect approvals soon. Fire department permit approval is almost complete, too.
3. Pool hours: Last summer, had an issue with cleaning service needing to get in between 6-7. Cleaning service agreeable to us opening at 6am and they do their work before then.
  - a) John: seems reasonable. Adjacent homeowner hasn't had any noise issue early in the morning.
  - b) Monica: pool needs to be cleaned sometime, so 6 should be the earliest.
  - c) Jane motion to open pool at 6am
  - d) Discussion:

(1) Homeowner noted that it is rare that the pool maintenance vendor has shown up before 8am. Not aware of any incident between resident and vendor during hours. Would support hours beginning as early as people want.

(2) Homeowner asked whether we need the vendor to clean before anyone arrives? Also noted that early hour noise could be an issue. Maybe laps only until a certain time.

e) Motion approved

- B. Landscape service: Board has received bids from: Catalina, Santa Rita, Arcadia, Current (AAA), Brightview. Monica contacted the references for brightview and arcadia; arcadia's references didn't respond. Stone Canyon is very happy with Brightview. Gladden Farms in Marana gave good reviews, too. "How much time do you spend reminding them what to do?" They are professional, clear, good work. We get an extra day for less than AAA, too.

1. Monica motion to switch to Brightview; start date 1 november (AAA requires 30 days notice)
2. Discussion: No comments.
3. Motion approved

XI. NEW BUSINESS

A. Homeowner correspondence

1. Someone requested a lap lane at the pool
2. Several requests for tree replacements

- B. Painting project: continues for Summit North and Desert Crest II; may work into the next year on Pinnacle and Summit South. Please give us info on defects or problems so we can address them; the vendor has addressed issues promptly.

XII. OPEN FORUM

A. Homeowner comments/questions:

1. Seeing things on facebook where people discuss violation letters on facebook. By buying into this area, you agree to follow VCA and CPV

CCRs. Mission is contractually responsible to enforce the CCRs. Some complaints that the letter was cold or unhelpful. But note that these are form letters, with the violation cut and paste into it. [read first violation letter]. That is an intentionally- kindly written letter. Also gives contact info if you have questions. It's not personal.

2. Agree with the prior comment. Has noticed lately that there is work to be done--mostly trees. Has trimmed several branches approaching the sidewalk. Neighbor behind has a large, well-kept tree. Most of us don't have space for such a tree.
3. "PSA": with the butterflies have come caterpillars-- those will take down plants overnight! The new landscape company will hopefully address that for HOA property. Maybe announce to people to spray for caterpillars and other bugs, like on buganvillas.

XIII. ADJOURNMENT - Jane @ 6:46 pm