

Center Pointe Vistoso Community Association  
Board of Directors Meeting  
Minutes

October 21, 2021  
5:30 pm  
TeleConference

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

- I. CALL TO ORDER - Jane @ 5:33 pm
- II. ANNOUNCEMENTS
  - A. Fobs are programmed; awaiting distribution date
  - B. Waiting for utilities to mark pavement to install posts for CPV pool lot gate
  - C. Note about Pinnacle gate tampering
  - D. Ballots for 2021 Board Director elections have been mailed
  - E. Annual Meeting date - Thursday November 18, poolside 5:30pm.
- III. SECRETARY'S REPORT
  - A. Approval of Minutes:
    1. August 11, 2021 and September 16, 2021 Board of Directors Meeting and Executive Session
      - a) Monica motion to approve August 11, 2021 and September 16, 2021 Exec and Bd meeting minutes
      - b) Motion approved
- IV. TREASURER'S REPORT
  - A. Chad reviewed; no corrections or questions. September 2021: Operating account ~\$451,000; Reserve ~\$507,000; total ~\$958,000. Compare Oct 2019 total: ~\$500,000, and November 2020 total: \$748,000. 80% of big-ticket reserve items planned for the next few years will be completed early by next year..
    1. Jane motion to approve September report
    2. Discussion:
      - a) Homeowner comments: Upon review of the September balance sheet, why is checking at \$393,000? The board should consider putting the bulk of the money into money market and investments. Also, the gate is a reserve account, but it never existed. Isn't reserve for existing assets?
    3. Motion approved
  - B. Budget FY 2022:
    1. Anticipate reserves will be overfunded by 2022 or 2023

2. Reserve contribution will stay largely the same (2021 19k/mo; 2022 19k--227k for the year)
3. Management goes up 950
4. Printing, etc. down
5. Website down by 950
6. Pool, etc. maintenance up (supply costs) 29k (up 4k)
7. Pool repairs down
8. Gate maintenance slightly down 2k
9. Gate repairs doubled to 9k
10. Landscape maintenance down 4k
11. Landscaping non-contract down by 5k to 15k
12. Electrical repairs down 3k (7k)
13. Gen maintenance down 3k to 15k
14. "Other services" new 3k
15. Utilities up significantly--electric up 9k to 24k; water up 2k to 24k (bills going down thanks to landscape committee)
16. Large operating fund--we had a 9 mo CD in 2019 and we need to do something with the current fund. We feel we can safely invest 150k--will likely need an investment meeting to discuss and approve. We wouldn't lump sum to reserves because it would have to remain there.
17. Potentially by middle of next year can consider reduction in assessments b/c of financial stability.
18. Chad motion to approve Budget FY 2022.
19. Discussion:
  - a) Homeowner: why is the liability insurance premium increasing?  
Chad: we are looking at getting a lower rate. Jane: vehicle incidents with the gate have increased rates, but that effect should be going down. Homeowner: what are the policy limits? Mission: 2 million. Homeowner: I was at an HOA conference and they suggest 4-5 million. You should bring experts in to review the policy. Jane: that's why we intend to get quotes from additional brokers.
  - b) Chad: reminder that we have agreed to wait until all comments are made before any board response.

20. Motion approved.

C. Addendum to renew agreement with Mission.

1. Jane motion to renew
2. Discussion:
3. No comments
4. Motion approved

V. ARC REPORT

- A. Jayne has been working with VCA ALRC to harmonize design guidelines
- B. Jayne: Plant List harmonized with VCA (less CPV prohibited items). Added also good to know information. "Permitted Plant List". We allow palm plants that are

small, potted, and in backyard only (more lenient). CPV guidelines: VCA master required CPV to prohibit string lights in our guidelines.

C. We've had 179 ARC requests, only 4 denied. The ARC works hard to find solutions with homeowners.

D. Monica motion to approve newest Permitted Plant List

E. Discussion:

1. Homeowner: Seems the change is retroactive, but Maracay had model homes with now-prohibited plans. How is it visible in a portico?
2. Homeowner: palms in backyard. Some people have queen palms in the backyard. Will they need to remove them? Wes: if ARC approved, no

F. Motion approved

#### VI. LANDSCAPE COMMITTEE

A. Brightview took over on 1 Oct 2021. We will meet with BV manager next week for punchlist-they have been great about creating their own. Need more drip plugs. Board did a great amount of work to vet out the landscape vendors and find a solution. Very impressed with everything that the board has got done in the past few years. All the discussion, consideration, etc., of pool solutions.

#### VII. COMMUNICATIONS COMMITTEE

A. John: website is running fine. Updates are quick, easy, and free.

B. Jane: financials to be posted on open web? Any HOA documents are available through Mission. We don't think it is a good idea to keep financial information on web b/c it is confidential. We email out approved minutes after every board meeting when they are approved. 424 email addresses receiving emails. Only 47 signed up for Mission portal.

C. Chad: general public information, we probably don't want bidding vendors to see others bids.

D. Monica: if we want to make the minutes as informative as possible, we need to reconsider sharing to the public. Other HOA websites have minutes available, there isn't much by way of minutes. I would prefer more information for minutes/residents, rather than an abridged version available for anyone.

E. Wes: I try to make minutes as detailed as possible so that homeowners who were unable to attend can feel they understand. We also proactively share minutes.

F. Chad: what are we required to do?

G. Wes: make all records available to homeowners upon request. We go beyond the requirement. If you have asked for records and been denied, please let us know.

H. Monica: can we link to Mission portal on the CPV website?

I. John: we can make the link to Mission, but people without portal access may not like it.

J. Table further discussion to next meeting(s).

#### VIII. MANAGEMENT REPORT

A. Provided sep 2021 financials for Chad's review

B. Bd will hold exec session after ARS 33-1804 (5)

C. Draft budget completed

- D. Call for candidates sent Sep 20
  - E. Eagle has completed most of wiring for pool fobs; 5% from completion; distribution upcoming; metal keys will work for another few weeks thereafter
- IX. NEIGHBORHOOD WATCH REPORT
- A. Laura: Suspended watch at end of September; Rover ended 1st of September; within the next week will post flyers for neighborhood watch volunteers; seeking approval for neighborhood watch facebook page to enable comms between volunteers; if you want any more info on neighborhood watch, contact Laura
- X. NEW BUSINESS
- A. Conservation Fund Acquisition of Vistoso Golf Course
    1. Under contract to purchase for 1.8 million
    2. CPV has supported these efforts to preserve as nature preserve
    3. But, we need to raise funds, otherwise Romspen can develop
    4. Preserve Vistoso Update: Pat Sturmon, Terry Hart, Ray Barth: Pat: we as a community must raise 1.8 million for TCF to purchase; many people use the trail; we've had a lot of support, but now need the funds. The purchase won't happen if we don't raise the funds. If we purchase, the property will be put in a "conservation easement", which includes annual endowment for another entity to take over maintenance and ensure that it remains conserved. TCF will donate to TOV upon purchase. Go to Preserve Vistoso website and click on donate button to contribute.
    5. Terry: we get to be part of creating a sonoran desert nature preserve in perpetuity. Our fundraising team will hold a short zoom meeting for interested parties. We have raised 254k so far in the first 8 days. [terryhart.pv@gmail.com](mailto:terryhart.pv@gmail.com)--contact me if you want to discuss or get more information. 14 neighborhoods adjacent to the Romspen property. Each supports the purchase of the property. CPV is unique as it is totally surrounded by the Romspen property.
    6. Ray: We appreciate the HOAs help in getting out the message.
    7. Terry: note that they will develop the entire course, and not just a small area, if the transaction fails.
    8. Questions?
    9. Chad: I donated and my employer matched. It was easy.
    10. Homeowner: home values are significantly impacted by the greenspace
    11. Homeowner: I'm on the TOV planning commission. On driving range (adjacent to Summit North), planned 3 story senior facility with an entrance right in front of our monument. The other entrance would be on Vistoso Highlands. They plan at least 225 homes on the course.
  - B. CPV vs VCA CC&Rs
    1. Reminder of the relationship between CPV and VCA--CPV is not owned or controlled by VCA, nor is it a committee of VCA. Rather, it is a constituent member, like homeowners are, and subject to the VCA CC&Rs.

2. String lights, for example, were allowed under the old CPV design guidelines, but have never (since CPV existed) been allowed under VCA's. Homeowner frustration with CPV for VCA violations is, therefore, misplaced.. Similar misplaced frustrations exist for ARC approvals granted under CPV's design guidelines (because no reason to deny), but denied by VCA.
3. Also, no real need to update CC&Rs now that CPV is no longer builder-controlled, as those provisions are now inactive.

XI. OLD BUSINESS

- A. Wall Painting update: will start the Pinnacle this week; Summit South will be last and both will wrap up in the new year
- B. Homeowner correspondence:
  1. Please leash your dogs
  2. Concern about crack in sidewalk? On list once inventory of sidewalks is completed will be addressed
- C. Please be attentive to pedestrians crossing roads behind pinnacle gate.

XII. OPEN FORUM

- A. Homeowner comments/questions:
  1. Homeowner: We're in Summit North. We scraped and painted the view fence when we purchased in 10/2020. I filled out form to be considered for board when a position opened, but was not appointed by the Board. I asked Mission about the ability to opt-out, no reply. I emailed Mission about opting-out, no reply. I asked that we survey the homeowners re: view fences--the Board wouldn't, but then sent a letter a few days ago patting themselves on the back for the project. A painting contractor did not respect our "do not paint" sign on our view fence and told us that the fence is HOA property. No response from HOA whether they instructed them to do so. The board has more appointed members than voted in members. They are trying to approve the gates now before the new board is installed. I am on VCA board.
  2. Homeowner: re: the crack in sidewalk, we have one in front of our house. Maybe parking on the sidewalk is the problem? In a former HOA we were responsible for damages to sidewalk; is it HOA responsibility?
  3. Homeowner: re:the website, I was in two other HOAs that had a private part where info could be available.
  4. Homeowner: (a) Re: pedestrian traffic behind the Pinnacle gate, maybe a speed bump? They'll definitely see it. (b) Re: the CC&Rs: VCA's were issued in 1987, and we are now for the first time rewriting them because it is filled with builder-protective verbiage. Not changing, but removing bulk. You want your community to be able to read the document. (c) You should talk to an attorney about minutes and financials on website. (d) I've been driving by DCII and there is a white food truck parked there for several weeks.

5. Board response: John: We have a site like what the homeowner requested--the Mission portal.
6. Homeowner: I am unhappy with how I was treated for my appeal of violation of charges: I have received 15-20 violations delivered by mail saying I'm in violation, no specifics and in black and white photos. Can't tell from the photos what is the subject of the problem. Treat me as a neighbor. Not an enemy by sending a black and white photo without being specific of what it is. And then one day there was a crew taking down some of the plants without notice, and I was then billed. It's all native vegetation, and I let it grow like native vegetation.
7. Homeowner: Board please begin to consider that you have voted to put a gate at the pool to protect assets of association, consider closing it 24/7. Why pay for something and only use it half-time?
8. Board response: Chad: re fence painting, we don't allow opt out so all fences will be painted now, and in the future, at the same time. After the incident the homeowner described, I spoke with the worker involved and he was repairing a loose bolt; he showed a form from OVPD where a homeowner was arrested for assault for throwing a large rock at his head.
9. Monica: we asked the homeowner who is unhappy with his violations to come to a confidential session to discuss a few months ago; he did not.

XIII. ADJOURNMENT - Jane @ 7:21 pm