

Center Pointe Vistoso Community Association  
Board of Directors Meeting  
Minutes

March 1, 2022  
6:00pm  
TeleConference

Attendance: Jane Baker  
Monica Howell  
Chad Collet  
Wesley Avery  
Ed Thomas

- I. CALL TO ORDER - Jane @ 6:02 pm
- II. NEW BUSINESS
  - Bench donation
  - Board agrees in principle, will perform some due diligence on how to help make happen
- III. SECRETARY'S REPORT
  - January minutes still in draft form and tabled
- IV. TREASURER'S REPORT
  - Motion to move \$200,000 from operating account to money market account, and \$200,000 from reserves to money market CD
  - Approved
  - January 2022 Financials approved.
- V. SOCIAL COMMITTEE REPORT
  - Lisa Dobbin reported on 4 events planned for this year
  - Request for money: June movie night would cost a bit (>1,000). Requesting \$1,500 for 2022. Also requesting the ability to sell snacks to raise additional funds.
    1. Motion to approve social budget.
    2. Discussion:
    3. Approved
  - Bounce house: CPV to consult bounce house vendor and insurance, attorney
- VI. CRUSHED ROCK REPORT
  - Chair Stewart Mellentine- recommend 250 tons more + 100 tons for potential overage, with a cost of approximately \$21,000, from Reserves.
  - The initial 1,500 tons as needed, a minimal amount. differences in spread rates when the tractor dumped the rock, vs the conveyor belt. thickest coverage was with the conveyor application, along the Pebble Creek and La Canada. This area specifically, committee wasn't expecting 100% coverage- a ton here, a ton there. This heavy application in some of the highest visibility areas in our neighborhood. \$27.50 / ton for the rock

\$32.35 / ton for the spreading

Plus the mining tax of \$267

Motion for 350 tons

Discussion:

Approved

VII. COMMUNICATIONS COMMITTEE

John Davis –new & improved flyer holder to be placed on front of mailbox enclosure at a total cost of \$280

Motion to approve cost and installation of new flyer holders. pending clarification re PO boxes

Discussion:

Approved

VIII. ARC REPORT

Chair Howell - be mindful that your lighting is not too bright or into other properties, sconces downward shielding required

We have had 203 ARC requests in 2021, streamlining the process for owners.

IX. LANDSCAPE COMMITTEE

Chair Anderson–New Landscape Manager at Brightview

We have received several homeowner requests to remove/replace trees and shrubs, which will be managed per the obligations in the CC&Rs

X. MANAGEMENT REPORT

Action in lieu to approve insurance renewal: premium reduced by several thousand, same coverages

Cove drinking fountain repaired; awaiting part

Cove mailbox light repaired

Pool light repaired

Ramada light repaired

XI. NEIGHBORHOOD WATCH REPORT

Chair Smith – large group of youth at pool after hours the other night; police were called and warned the individuals

Call police if suspicious activity, do not engage; let them know CPV has an active trespass letter/cite not warn

XII. NEW BUSINESS

- A. Action in Lieu: CPV Insurance Renewal—Underwriters increased the Association umbrella to \$5 million (will make the CPV general liability aggregate \$7 million instead of current \$3 million). Renew CPV Insurance for 2022-2023 through LaBarre Oksnee/LBO (Option 2) at \$10,924 Annual Premium.

MOTION Approved.

- B. Center Pointe Pool Vehicle Gate discussion –whether to close the gate 24/7 and add a fob reader instead of timer closure only at night. Continued reports of daytime trespassers arriving by car.

1. Eagle Gateworks estimates to install FOB Reader \$4,043, RFID reader \$4,075

Motion to add fob reader to gate

1. Discussion:
  - a) Resident comments, concerns of daytime and nighttime nonresident access of parking lot to use CP amenities— pool, tot lot, ramadas, fields, golf course trails.
  - a) What are the costs of other options?
2. Motion Failed. Tabled while we obtain further quotes for other gate access options

C. Oro Valley Town Owned sidewalk pilot – La Canada and Pebble Creek sidewalks owned by Town, looking for volunteers to walk with Public Works at the end of March/April; contact Kim if interested.

XIII. OPEN FORUM

No comments.

XIV. ADJOURNMENT - Jane @ 8:20 pm