

Minutes

I. Call to Order/Roll Call

The meeting was called to order by Mr. Pinckley at 6:04 PM

Present: Jonathan Pinckley - President Jane Baker - Treasurer
Ed Thomas - Vice President Heather Hickson – ARC Chair

Absent: Chad Collett - Secretary

Chazity Scrimpscher – Representing Mission Management

II. Secretary's Report

- a. January 17, 2023 BOD meeting minutes
- b. January 17, 2023 Exec meeting minutes

MOTION: A motion was made by Mr. Thomas to approve the January 17, 2023 BOD & Executive minutes as presented. Motion was seconded and passed unanimously.

III. Treasurer's Report (Pages 6-12)

- a. January 2023 Financials

At the end of 2022 we were approximately \$10,000.00 over budget which is about 1.8%. At the end of 2021 we were approximately \$38,000.00 surplus. In the 4th quarter of 2022 there were a lot of water leaks that took a while to fix and heating the pool after being drained are 2 bis factors as to why we were \$10,000.00 over budget. Also, the pool was drained at the end of last year at the recommended of the pool vendor to help save on chemical costs, but since then we have been using the same amount of chemicals.

MOTION: A motion was made by Ms. Hickson to approve the January 2023 financials as presented. Motion was seconded and passed unanimously.

IV. Management Report

- a. There were no action in lieu items discussed or voted on since the last meeting.
- b. Gave Eagle Gate Works the approval to fix the vehicle gate at the pool entrance. Gate was fixed last Friday 2/17/23.
- c. Reached out to Signal Gates and Kaiser to quotes to update the gates. No bids have been received yet.
- d. Gave Az Sparkle the approval to refurbish the old pool pump. No ETA on when those parts will be in.
- e. Received additional quotes for work from Az Sparkle for work needing to be done. Those will be discussed later in this meeting.

- f. Met with Cascade Electric & Adam Blankenbaker Electric onsite to get quotes to fix the firepit in the pool area & the Desert Crest 2 monument. No quotes have been received. Further discussion later in this meeting.
- g. Received the bid from Mr. Bowles regarding the Flagpole. Obtained 1 additional quote which is included in the packet for review.
- h. Put Jonathan Pinckley in touch with ProCare & BigAl Handyman Services regarding the packrat prevention at the monuments.
- i. The community insurance expires on 3/1/23. The HOA is currently insured with Labarre Osknee Insurance. I obtained a renewal bid from them and 2 additional bids from Lebaron & Carol Insurance which have been included in the packet for review.
- j. Requested appointments with Steamy Concepts and Titan Restoration to have the clubhouse evaluated for a possible water leak. This is what is holding up fixing the tile in the clubhouse.
- k. I did speak with the HOA Attorney regarding putting a disclaimer on the website for communications. The Attorney is requesting a zoom meeting with the President and the Chair of the Communications Committee to get more information on the project. I am in the process of setting up that meeting.

V. Presidents Report

- a. This meeting was originally scheduled Tuesday the 21st but was moved so that homeowners who wanted to attend the Vistoso Trails Planning meeting.
- b. Pool gate fix was completed Feb 25th.
- c. Pool pump refurbish is underway. Waiting on parts to arrive
- d. New RFID Policy is currently in place and will be updated on the website shortly
- e. Grass overseeding and weeds – grass areas is looking better. we are aware that weeds are popping up a lot right now and Brightview is in the process of taking care of them
- f. Stamp asphalt project is still underway and waiting to hear back on a begin date for the next step.
- g. There was report of some nudity in the spa. Reminder that clothing must be worn at all times when on CPV property. If anyone witnesses

VI. Committees Report

- a. Communications Committee (Ed Thomas)
We are trying to improve the CPV website and looking for additional ideas for the website. There is a new contact form that can be used to reach both Mission Management and the Board Of Directors. We are looking for additional volunteers to help with these projects.
- b. ARC Committee (Heather Hickson)
Everything is up to date and there are no outstanding requests.
- c. Landscape Committee (Jayne Anderson)
We reviewed plant replenishment for the 5 entries and found that 96 plants should be installed. Still need to get pricing. For rock replenishment in the community, there is approximately 225-250 tons of quarter minus and 25 tons of rip rap needed. Still need to get pricing for delivery & spreading. Future Projects: Need to do a sidewalk review for cement replacement and rusting steel water flows. Directional ramada needs a step repair or replacement, the pool fence

needs painted, the splash pad and overhead grate needs repainted. Clean up of playground ground material need to be priced. Tree trimming and tree removal needs to be done before the trees get too tall. Stucco wall repair will be handled directly through Mission Management so report locations and send photos to Mission Management. There is constantly dirt and small rocks in the spa so we need to figure out a fix for that.

VII. Old Business

- a. Engineering Review of CPV Private Washes – discussion ensued and presentation presented.
MOTION: A motion was made by Mr. Pinckley to open the floor for community discussion. Motion was seconded.
MOTION: A motion was made by Mr. Thomas to engage a concrete company to evaluate and recommend a repair path for the one structure. Motion was seconded and passed unanimously.
- b. Tree Trimming/Removal Project
MOTION: A motion was made by Mr. Pinckley to open the floor for community discussion. The motion was seconded.
MOTION: A motion was made by Mr. Thomas to approve the tree removal project bid as presented by Brightview. Motion was seconded and passed by majority Vote.
MOTION: A motion was made by Mr. Thomas to approve the tree trimming project bid as presented by Brightview. Motion was seconded and passed unanimously.
- c. Electrical fix/wire mesh – DC II monument & Pool Firepit igniter
MOTION: A motion was made by Ms. Hickson to approve the bid from THR as presented to fix the Desert Crest 2 signage. Motion was seconded and passed unanimously.
MOTION: A motion was made by Mr. Pinckley to open the floor for community discussion on fixing the firepit igniter vs relacing the firepit igniter.
MOTION: A motion was made by Mr. Thomas to approve the complete system replacement bid from THR as presented. Motion was seconded and passed unanimously.
- d. Flagpole
MOTION: A motion was made by Mr. Pinckley to open the floor for community discussion. Motion was seconded.
MOTION: A motion was made by Ms. Hickson to approve the bid submitted by Charlie Bowles contingent more investigation is done to see if a permit is needed by TOV & this would be allowed by VCA & a legal opinion is obtained. Motion was seconded and passed majority.
- e. Wifi Installation at Clubhouse/Pool
MOTION: A motion was made by Mr. Pinckley to open the floor for community discussion. Motion was seconded.
MOTION: A motion was made by Mr. Thomas to move forward with Geeks2You as vendor of record to help find solutions to WIFI at the pool. Motion was second and passed majority.
- f. CPV Gates

MOTION: A motion was made by Mr. Pinckley to table any decision on this as all gates are currently working.

- g. Packrat Preventative Maintenance at Monuments

MOTION: A motion was made by Mr. Pinckley to open the floor for community discussion.

MOTION: A motion was made by Mr. Thomas to approve the bid from BigAl Handyman Services as presented. Motion was seconded and passed unanimously.

VIII. New Business

- a. Community Insurance

MOTION: A motion was made by Mr. Thomas to continue services with Labarre/Oksnee and accept the bid as presented. Motion was seconded and passed unanimously.

- b. Playground chips replenishment – pool/cove

MOTION: A motion was made by Mr. Pinckley to open the floor for community discussion.

MOTION: A motion was made by Mr. Thomas for Ms. Scrimpsheer & Ms. Wood & the VCA to get a formal study on the playgrounds and a report of what needs to be done. Motion was seconded and passed unanimously.

- c. Vistoso Trails nature Preserve – Discussion ensued.

- d. Additional Pool quotes

MOTION: A motion was made by Mr. Thomas to replace the squeeze tube and injector tabs at 559.81. Motion was seconded and passed unanimously.

MOTION: A motion was made by Mr. Pinckley to table the decision on the water meters. Motion was seconded and passed unanimously.

IX. Open Forum (3 minutes per homeowner)

X. Next Meeting (Tentatively scheduled for Tuesday March 21, 2023)

xi. Adjournment

MOTION: A motion was made by Mr. Pinckley to adjourn the meeting at 8:34pm. Motion was seconded and passed unanimously.