

Board members present: Randy Brenckman, Marsha Cain, Maureen Harding, Wayne Knudson, Judy Rosenthal, Mary Smalle

Board members absent: Terry Cargill

Meeting called to order 9:04 a.m.

President's Remarks

Judy will vote today due to absence of one member (if needed to break a tie).

Welcome Helen and Ed Fess, new residents to the community.

Halloween party was great fun. Special thanks to Rhonda, Marsha and Maureen for planning and decorations. Please put on your calendar for next year.

On Oct 8, 2 people in Unit 4 organized an electronics recycling event and invited us to drop off at their residence; several Unit 5 folks took advantage; this will happen again in the Spring and we will pass along the information; plan ahead if you have electronics to dispose of; many thanks to Unit 4.

Vice President's Report – No report.

Secretary's Report – MOTION to approve Oct 2021 minutes made by Wayne, seconded by Marsha; approved unanimously.

Treasurer's Report – MOTION to approve Oct 2021 financial report made by Randy, seconded by Wayne; approved unanimously.

Remarks by Mary – Front Circle: Oct is running a little high, due to additional unplanned expenditures on the front entry circle. We are working with Unit 2 person who coordinates circle maintenance to find out more about what this consisted of and what is planned for the rest of the year. Unit 5 assumes 20% of the costs of circle maintenance and improvement. While we are in the black as of now, we anticipate that we will ultimately be over budget on this item for 2021. A question was raised, can we use our Reserve, if needed, to pay for any items from the circle. While the circle is not specifically in the Reserve analysis, there is an "unknown items" line item in the reserve plan that can be used.

Social: there is remaining budget for the holiday party; the reduction due to covid and subsequent refund of \$35 dues amount was applicable to 2020. It was not refunded for 2021 but for 2020.

Lightposts: \$450 item for light posts is for bulbs, sensors and for the lamp "tops" in the public areas.

Old Business

1. Newsletter – we are using Constant Contact (contact management software) for emails and newsletters. Maureen is focal point for managing these communications. We want to expand the News from the Board/Newsletter, let us know if you have new content ideas that would benefit the community.
2. Water Conservation Study – Adria from City of Scottsdale Conservation spoke last month. We would like to form a committee to begin researching a project to replace the Ramada grass with xeriscape. Please let anyone on the board know if there is an interest. Information about the Conservation Programs and presenter’s contact info is available online or email the HOA.

Committee Reports – Committee Chairs

- Pool and Grounds (Bill Mucci, Randy Brenckman) – heat is on for the pool and spa; solar is still working; actual temp of the pool was reported to be under 82-83 setting; we will follow up on this item; it was noted that pool temp may be cooler on Monday and Tuesdays due to backwash; recently seeded grass will be cut this week and sprinkler usage will be reduced
- Compliance (Board) – weeds appear to be under control throughout the community. Thanks to all residents for attending to this
- Directory (Joan Jones) – nothing to report on the directory at this time.
- Web Page (Judy for Beth Minahan) – no report this month, all are encouraged to become familiar with the website
- Ramada Reservations and Supplies (Judy for Gail Sjodin) – contact Gail to reserve the Ramada; \$100 refundable damage deposit to reserve
- Ramada Housekeeping (Sue Carey) – no report
- Library (Ann Lane) – still have ample books, feel free to help yourself to reduce inventory
- Real Estate (Bev Pettit) – 2 homes currently for sale in Unit 5: 7817 E. Northland listed at \$539K, 7813 E. Mariposa listed at \$577K (under contract with closing scheduled 11/23)
- Street Lighting (Judy for Craig Sjodin) – poles can be matte or gloss black, your choice ; Randy volunteered to paint poles, and asked for a volunteer to assist; contact Randy Brenckman if interested
- Welcoming – (Kathy Hartmann, Carolina Grandestaff) - looking forward to kicking off the process once one of the properties currently listed closes
- Architectural (Marsha Cain) – working on the forms to be filled out for planned modifications, once completed they will be available on the website

New Business

1. Security – there was an incident a few weeks ago where a non-resident was using the shower in the Men’s room; what action, if any, should be taken, such as use the pool key, or a key code lock for the restroom; Discussion: it was noted that the back door into the Ramada does not have a lock, so if someone gets in to the outside area, they can come into the Ramada; this is an uncommon incident, so should we take any action; the use of the showers can generate mold if the doors remain closed; should we table it since it is not a major issue; will revisit as needed

2. 79th St. Oleander Maintenance – the oleanders have been cut by La Villita; La Villita is not planning to replace the one that was removed; they did not remove the dried debris from the ground under the oleanders.
3. 2022 Budget and Dues – Mary

A motion passed last year to apply a COLA adjustment to the dues, this would bring dues to \$590; Board set a goal to keep the dues at \$560 (no COLA increase over last year); to accomplish this, the 2022 social budget was reduced; we are putting less money into the holiday party so that the actual attendees will pay for the holiday party versus the community at large; legal was reduced; but few discretionary areas exist to reduce budget

Q: Is Reserve funding a line item in the budget; A: No, funding a specific reserve amount has not been a budget item; home sales is our source of funding, historically approximately 7 homes/year

Q: Is home sales income accounted for in the budget: A: No, we cannot guarantee home sales revenue

Q: Where are improvements budgeted/accounted for? A: In the Reserve; it was noted that for unbudgeted improvements, for every \$10,000 in expenditure it costs each homeowner \$100

Q: Do we have any discretion in the transfer fee and capital improvement fee amounts? A: \$400 is the maximum xfer fee per AZ statute, for cap improvement fee it is half of our dues per our CCRs

Discussion:

- homes are selling over 500K to 600K, why do we budget for the minimum operating costs versus budget for what we want, inclusive of improvements such as air conditioning? Annual meeting in March will address improvements
- as it stands now, dues are for operating expenses only; the reserve is to avoid special assessments; the home sale fees is not a prudent way to fund the reserve
- what percentage of homes would be seriously impacted financially from a raise in dues; this is unknown and is private information, however in previous years, residents could work with the Treasurer to make payment arrangements
- A proposal was made to add the approved COLA to the budget, bringing dues back to \$590; we could then possibly use the \$3K excess to fund the Reserve; a show of hands indicated that a majority of residents present agreed with proposal

MOTION - Randy moved to set the 2022 dues at \$590; seconded by Maureen; passed unanimously.

Adjournment

MOTION – Randy moved to adjourn; seconded by Judy; passed unanimously.

Meeting adjourned 10:45am.

Minutes submitted by Maureen Harding, Secretary.