

Tuesday August 11, 2022, BOD meeting minutes

The meeting was called to order by President Lonna Davis at 10:07 am.

All Board members were present along with 6 other property owners.

Holly stated the minutes from the previous meeting will be shared by email.

Treasurer's Report:

Money Market account holds \$125,109.98

Bank Account holds \$13,800

Holly stated we have approximately \$3680 in various bills due from now until year end and there is \$7900 yet to be collected by 10/1.

Motion made by Carter Boswell to accept the Treasurer's report. Fran DiFazio 2<sup>nd</sup>. Motion passed.

Old Business:

Carter stated he will receive 2 more quotes this week for road repairs and will speak with Sarver Paving upon the owner's return from Utah. The paving will be done in the fall after monsoon season has passed. Further, the millings are free to homeowners if they need them to help stabilize any areas on their property.

Backhoe:

Carter mentioned first that we are in need of a place to store the backhoe and other owned equipment. The board will be looking at storage building options and pricing for such.

Backhoe policy update:

Carter proposed the Board will approve backhoe operators. Bob Davis, Alan Williams, Sandy DiFazio and Jerry Hain have been placed on the list to be able to operate the backhoe along with Jay Bennett and Carl Taylor.

There was extensive discussion regarding the backhoe use expenses along with record keeping. Past records still need to be gathered. Ultimately, Carter made a motion to charge \$450/day for backhoe rental or \$100/hour with a minimum charge of 2 Hobbs hours. Further, when the backhoe is rented, it will "go out" full of fuel and will be returned full of fuel. If it is returned less than full, the renter will be charged for the fuel it takes to bring the level to full ("FULLOUT/FULL IN" policy). The hourly or contract rate for the operator will be negotiated directly between the renter and the operator. After discussion, Holly seconded and the motion passed.

New Construction:

Holly made the motion for new construction plans be reviewed by the board before submission to Pima County. Fran DiFazio seconded. Discussion followed including that a checklist should be pulled from

the CCR's (with a concise list in the Rules and Regulations) and presented to buyers with their other documents. One board member was not particularly comfortable with this suggestion.

From this discussion a further discussion took place regarding moving the CCR's, Rules and Regulations and any other applicable documents from the password protected portion of the website to the open portion, thus enabling the documents to be viewed by the general public for informational purposes. Holly then made a motion to move all applicable documents from private viewing to public viewing in the website. Fran seconded and the motion passed.

The previous motion by Holly regarding plan submission to the board neither passed nor failed. Said motion was not amended and restated, rather the subject moved to another topic and subsequent motion regarding moving documents within the website.

Annual Meeting:

The annual meeting will be held October 22, 2022 at 10:00 am via ZOOM.

Nomination forms for the next open seat(s) will be sent via email by or on September 1, 2022 and need to be returned within 15 days.

The ballots will then be sent by October 1, 2022 and must be received back by October 21, 2022 in order to be counted.

Attending members were then given time to present comments.

The next meeting is scheduled for September 15, 2022 at 4 pm.

Holly motioned to adjourn the meeting at 11:56. Fran seconded and the motion passed.

Respectfully submitted,

Teresa Williams