

Annual Membership Meeting Minutes
Wednesday, February 20, 2019, 9:00 – 10:30 AM
Canoa Hills Recreation Center

CALL TO ORDER/WELCOME AND INTRODUCTION OF BOARD/COMMITTEE CHAIRS - Rick Lupu, President The meeting was called to order by Board President Rick Lupu at 9:00am. Rick gave a brief Welcome and introduced each of the Board Members.; Rick requested that HOA members hold their questions until the end of the meeting. Rick mentioned that 50% of homeowners have had a termite inspection done with our new company, Bill's Home Services. The year ends Mar. 31st so get your inspection done soon; we all have a 50/50 chance of developing termites. Bill's will send out coming year information soon. Stop signs have been installed along Desert Jewel Loop, with feedback being positive overall. Most residents are observing the signs and slowing down; please continue to obey them out of respect for fellow residents.

ESTABLISH QUORUM: (Owners of sixteen, or 10%, of lots are required for Quorum) close to 50 residents were in attendance—quorum established.

APPROVAL OF 2018 MINUTES motioned, seconded and approved by hand vote.

TREASURER'S REPORT: Lexie Kupers- HOA dues went up to \$475.00 last year; there was also an increase in the HOA transfer fee. Sixteen homes in our HOA changed owners last year. Lexie reviewed the financial report (hard copies were available for handout); Lexie offsets HOA party expenses, so we actually only spent about \$73 on those last year. Road maintenance was low, with just a few minimum costs for painting, sealer, etc. Our net profit went into checking for the road maintenance fund and any extra moneys in the future will continue to go there. In the 2019 budget we've increased the landscaping/grounds amount to cover extra crew costs during the monsoon season. \$2500 has been earmarked for unforeseen road expenses. We still have accounts receivable for unpaid dues. A question was asked if the roads funds are in bonds—no, Lexie has these in laddered CD's. A question was asked about where the bulk of the money goes for roads; Rick L. responded and said that we don't expect any significant road expenses for the next five years. Rick L asked for approval of the financial report- so moved, seconded and approved. Cheryl updated everyone about the new website and encouraged everyone to check it out if they hadn't already done so. Phil Pitts announced the HOA clean-up will be Sat., March 2nd at 10:00 at the Ramada; Cheryl will send an e-mail reminder to all residents and also will post it on the new website. Rick L. reminded folks to please volunteer for committees.

GROUNDS AND LANDSCAPING REPORT: Dale Miller – we're in the third year of working with Gabe's crew. We changed the format of the resident request form, will be much more user friendly; please submit all requests in writing. The HOA has been divided into seven parcels so requests can be handled when the crew is in your section. It's been hard for the crew to keep up during monsoon season, so the Board will engage extra crew (2) this yr. The first 700 feet of our HOA main entrance (Camino del Sol and Desert Jewel Loop) is owned by the golf course. Our

gardeners will now maintain this area and will begin there after work in the other seven parcels is completed. Please ask your neighbors first to trim their trees/bushes before bringing this issue to the Board; the GVC can do arbitration if necessary. Don't forget to say hi to Gabe's crew and provide water—they also love chocolate chip cookies!

ROADS REPORT: Al Loomis/Mike McDonald Please let Mike or Al know if you see something that needs to be repaired. Mike said that the road bed frequently needs to be re-sealed. It will cost approx. \$1-1.7 million to do our roads next time. Each of the curbs have been marked with yellow paint as well as white paint used to mark our mailboxes. The mailboxes were marked at the request of the mail carriers to prevent parking in front that block the mail trucks. Rick L made a comment on the roads and Andy Miller's meeting with a Pima Co. official— the official reported that our roads were in good shape compared to other HOA's, and to continue to keep the "alligator effect" to a minimum as we've been doing.

OTHER BOARD/COMMITTEE REPORTS Rick L. addressed volunteers involved on the other committees: Rick Beck reported that most everyone is following the approved paint color codes for their homes. Lexie reported that Charles Gephart completed our Audit this year and thanked him. Jackie Stupec and Norma Baker were recognized for their hard work on the Welcome and Social Events Committee this year, as well as Karen Pitts and Carol Willie from the Ramada/Social Gathering Committee. Karen and Carol were able to install new blinds at the Ramada from money the committee collected.

BOARD ELECTIONS Rick L. gave an overview of the Board, which is made up of five members each serving a three- year term. There are three openings this year; Lexie and Rick B. have agreed to serve another term but Rick L's is up and he will be retiring as President. Rick L introduced new resident Don Fern who has volunteered to serve on the Board next year. Rick L. gave some background information about Don- he moved here from Hawaii, was involved in his HOA there and also volunteered as a Committee Chairperson for PGA/LPGA tournaments in Hawaii for over 20 years. Rick Beck, Don Fern and Lexie Kupers were presented as prospective Board members. Rick L opened the floor to other nominations. A motion was made to accept all new members as presented which was moved, seconded and carried by voice vote. Rick L. thanked the Board and Committee Members for their service and reminded residents that we all need to volunteer to help to continue to make our HOA run smoothly, so please step up.

MEMBER PARTICIPATION TIME

Ira Cochran: asked if the drainage problem on the right side of the entrance to our HOA has been addressed as it can get 6-8 inches deep after the rains? Unfortunately, this is not our property and the golf course has been told about this issue many times.

Paul Wilson: suggested that the mail pick up slots at the Ramada should be marked with white paint as well, so folks don't park there.

Harry Smith: has a motor home and feels that the placement of the stop sign at Circulo de la Pinata and Desert Jewel is awkward and should be removed. Rick L responded that this was addressed last year and the sign was placed there due to the "blind" curve for drivers going west on Desert Jewel.

Andy Miller: asked if the Board has addressed the erosion issue on Constancia? Rick L said that the Board has consulted experts about this issue but has heard nothing back as yet.

Dan Wilking: was the first to have his home inspected by Bill's Home Services and had no problems, however he received the same service from Terminix. He received a letter from Terminix offering to re-instate themselves as our HOA termite company; Dan submitted the letter for the HOA files. Rick L responded that although Terminix's *cost* may be cheaper, it cost us just as much if not more to try to get *service* from Terminix. Other residents responded that they also had similar negative service issues with Terminix as well. Dan still feels that Bill's expenses are too high and he's never had issues with Terminix. Pam Beck responded that Terminix never really serviced Circulo de la Pinata last year either. Dan is very committed to Terminix. Rick L turned this issue over to Dale Miller. Dale shared past experiences with realtors trying to get homes inspected: while Terminix found no termites another company found both wet and dry termites at the same homes. Dale felt Terminix never did their job; he received statements from Terminix documenting that homes had been checked (his included) when no one was at home and they had no access to yards or the inside of homes. Phil Pitts shared that when he was concerned about a termite issue after noticing a termite trail at the home of an out of state neighbor, Bill's Home Services was out immediately the following morning. Rick L shared that some homeowners do like Terminix, but the Board has not had good luck with them. Therefore, the Board members made the decision to terminate our contract with Terminix and go with Bill's Home Services instead. Rick L defended the Board decision and reminded everyone that the Board is made up of volunteers who try to make decisions in the best interests of *all* residents.

ADJOURNMENT moved, seconded, carried by voice vote. Adjourned by Rick L at 9:50am.

March Board meeting changed to Friday, March 22nd.

Board Caucus followed to elect new Board Members; Don Fern was elected as the new Board President. All other officers will remain the same.