

**Desert Meadows I HOA Meeting
Madera Vista Club House
December 7, 2016**

Call to Order:

The meeting was called to order at 9:30 am by President Rebecca Wisnoskie.

Roll Call:

Rebecca Wisnoskie, Roxanne Carson, Sandei Jackson, Mark Leal, Doug Wilson, Frans Brinkman, Mark Thompson, Lorna Peck and Fred Brock were in attendance. A quorum was present.

Minutes: Lorna Peck, Sandei Jackson

Minutes were approved unanimously.

President's Report:

Rebecca Wisnoskie reported that with regard to property maintenance there were no major issues in November. Home sales continue to be very good and a few homes on the market appear to be closing soon. She had volunteer help with sending out the dues letters and noted that next year we would allot more time to handling the ballots. Sandei Jackson will collect the secret ballots as they are received and Lorna Peck and one volunteer will count them the first week in January prior to announcement at the January Annual General Meeting. The Fall/Winter Newsletter went out and we had good response to it. Thanks to the walkers who delivered the newsletter to the homes. One project for 2017 is to have Jeanne Shank prepare the list of owners for broadcast email so we can contact as many people as possible by email. We have the park reserved for our spring picnic. The late afternoon/early evening Mardi Gras potluck will be in the Ocotillo Room at Las Campanas. We now have a rough draft of the one page Violation Report to keep all violation records compiled in one sheet. The DM 1 website is being updated each month with the approved minutes of the past month, the current President's Report and the recent newsletter so everybody has access to the information.

Treasurer's Report: Mark Leal, Doug Wilson

Expenses for November were \$972.43, our income was \$205.00 (including 2 sets of dues and a reimbursement check to us for yard work, leaving us with a checking account balance of \$5,846.12. The report was approved unanimously. A bank adviser suggested to Ms. Jackson that as our CDs mature we cash them out and put them in a savings account, the goal being to eventually deposit them in money market accounts (at today's levels that would give us 2% interest.) Ms. Jackson asked the Board for their input about. The subject was tabled until we have more information about the security of money markets. She has also worked up the Projected Budget for presentation at the General Meeting.

Vice President's Report:

Frans Brinkman reported that GVC now has a scanner and new equipment for local HOAs to use. They have set up a price list for use of their equipment. GVC is still discussing the

county's road proposal for our area. Mr. Brinkman has learned that FEMA has redrawn the Flood Plain, which presents a real problem for existing houses which are now in the Flood Plain. Conversely, Mary Thomas mentioned that last year she received a notice from her insurance that her home on La Huerta was no longer in the Flood Plain. Since no one has heard of any meetings previous to this FEMA ruling Mr. Brinkman said he will continue to research the facts regarding the change.

Architectural Report:

Mark Leal had no report at this time. Ms Wisnoskie requested that he send all the requests he has received this year to her before the end of the year so she can scan them to the Cloud.

Maintenance Report:

Doug Wilson reported that a few houses still need work on weed control. He mentioned that a lot of our trash cans have been tipped over by Waste Management. One homeowner has been putting out the trash receptacles but has not arranged to have someone to return the bins to their storage area, in spite of notices he has received. Holiday decorations are to be taken down by the end of the first week in January. Ms. Wisnoskie added that after the first of the year we will be developing a plan to maintain the utility roads (alleys) which still need work. She has reported to Pima County that the alley that runs adjacent to I-19 needs maintenance and we are now "on their list." Frans Brinkman has been working with the GVC council to try to get some action from the county about streets and alleys. Ms. Wisnoskie has previously contacted the District Manager of Waste Management to report the street names of the overturned trash cans. A reminder: WM does not have to pick up anything that is not in the cans.

Park Report:

Mark Thompson reported that the Green Valley Gardeners' Desert Meadows Park continues to grow and flourish thanks to a lot of volunteer effort and a lot of money. At the end of November GVG had spent \$10,273 in the park; that represents an \$8,000 of funds from the GVG and the balance of that is from donations. He announced that in the last week the GVG has received two \$1,000 donations from people who do not live in Desert Meadows I. At the end of November, donations to the Food Bank were 4,400 pounds of produce from the park. Recently the GVC installed a donated greenhouse whose purpose is to start seedlings to be planted in the summer. The GVG has received numerous requests for memorials; they are considering creating a memorial garden on the southern end of the property where people could install memorial plaques. Mr. Thompson has reserved a large picnic area for us on Saturday, April 1, 2017. He also requested the Board appoint a full-time person to serve as liaison to the GVG to keep both the Desert Meadows I Board and the GVG apprised of ongoing changes.

Nominating Committee:

Lorna Peck verified that we will provide a volunteer to help her count the ballots.

Old Business:

Only old business was the trash cans, already covered earlier.

New Business:

A Board Enforcement Policy will be one of the primary areas of discussion at the Annual General Meeting. Our attorney Mr. Olcott will cover various aspects of such a policy, the benefit to all of the neighbors and the issue of reasonable fines. (By AZ law, any fines imposed have to be based on the average income of the people who live in the neighborhood.) Once we have an Enforcement Policy in place, the homeowner in question would get four notifications. For example, in the instance of trash cans left in the street, since the trash cans are a weekly recurring issue, we can fine for each offense, i.e. we could fine him \$3.00 and every Monday thereafter an additional \$3.00. As soon as the infraction hits 14 days it becomes a new violation. Mr. Olcott has said in most cases by the time the issue arrives on his desk it is usually resolved. A letter from him costs us \$100 but would probably involve very few letters since we only have a handful of chronic violators who ignore the maintenance notices. The crucial issue is that we go through the step-by-step Enforcement Policy (including pictures of the infraction.) Mr. Olcott also advised that if the homeowner resolves the issue, we would be better off to forgive the fine. If an owner is just ignoring our notifications, an Enforcement Policy gives us the teeth to actually get action. After his presentation about why we need an Enforcement Policy, Mr. Olcott will then open the floor to an orderly discussion of the proposed policy.

All of this information will be on the website. After considering the CC&R's and the opinions of homeowners as expressed at the Annual General Meeting, the Board of Directors will vote on the policy at the regular Board Meeting on January 18, 2017. The Board of Directors will also have to discuss the various infractions and determine what will be a fair fine to attach to a violation (such as weeds, trash cans, etc.)

The Annual General Meeting will be held January 11, 2017 at the East Recreation Center at 9:30 am. The next regular Board of Directors meeting will be January 18, 2017 at the Madera Vista Clubhouse, 9:30 am.

Adjournment: Frans Brinkman, Fred Brock.

Board voted unanimously for adjournment.

Respectfully submitted,

Roxanne Carson, Secretary