

**The Springs at Santa Rita HOA  
Board of Directors' Meeting – Zoom Meeting due to COVID-19  
January 11, 2022 – 9:00 a.m.**

Board Members Present: Brent Gordy, President; Elvira Bayless, Vice President; Cathy Roberts, Secretary; Roger Olson, Treasurer; Directors Mark Koruga and Jim Owen. Absent: Ted Boyett, Director.

Call to Order: President Gordy called the meeting to order at 9:01 a.m. The roll was taken and a quorum was present. Homeowners present: 28

Hearing no corrections, the minutes of December 14, 2021, Board meeting and December 23, 2021, closed Board meeting were approved.

Treasurer's Financial Report

Checking/ Savings Balance	12/31/2021	\$664,173.00
Reserve Fund/Savings	12/31/2021	\$619,346.38
Operating Fund Savings	12/31/2021	43,804.19
Operating Fund Checking	12/31/2021	\$1,022.43

The Board accepted the Financial Report and it will be filed for audit.

Reports presented and posted on the website: President, Vice President, Secretary, Treasurer, ARC, Grounds, and Infrastructure.

**MSVA\*:** Brent Gordy moved to approve presenting the amended CC&Rs to the membership. Elvira Bayless seconded the motion.

**MSVA\*:** Brent Gordy moved to approve the purchase of a laptop computer and software for the use of the Compliance Agent. Mark Koruga seconded the motion.

**MSVA\*:** Mark Koruga moved to amend the Office Manager's position description to include "Bookkeeping functions as assigned by the Treasurer." Jim Owen seconded the motion.

**MSVA\*:** Mark Koruga moved that the Board appoint Sharon Toborg to the unexpired term of the Treasurer on the Board of Directors. Jim Owen seconded the motion.

**MSVA\*:** Brent Gordy moved to elect by acclamation the following candidates to fill the three 2-year term vacancies on the Board: Ted Boyett, Brent Gordy, and Mark Koruga. Elvira Bayless seconded the motion.

It was announced that Alison Smith has been awarded the contract as the 2022 Compliance Agent. The personnel committee thanked the other three candidates for their interest.

There was also discussion regarding ARC violations and these will be addressed during the ARC meeting on January 12.

Brent Gordy reminded everyone that the **annual meeting on Saturday, January 22, at 3:00 p.m.** will be held via Zoom.

The meeting was adjourned at 10:30 a.m.

Respectfully submitted,  
Cathy Roberts, Secretary

**The next scheduled HOA Board Meeting – February 8, 2022, 9:00 am  
Remember to check The Springs Web site: <http://www.thespringshoa.org>**

\*MSVA--Motion made, seconded, voted, and approved.

**The Springs at Santa Rita HOA  
Board of Directors' Meeting – Zoom Meeting due to COVID-19  
February 8, 2022 – 9:00 a.m.**

Board Members Present: Brent Gordy, President; Elvira Bayless, Vice President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Directors Ted Boyett, Mark Koruga and Jim Owen.

Call to Order: President Gordy called the meeting to order at 9:01 a.m. The roll was taken and a quorum was present. Homeowners present: 19

Hearing no corrections, the minutes of January 11, 2022, Board meeting and January 22, 2022, Executive session were approved.

Treasurer's Financial Report

Checking/ Savings Balance	1/31/2022	\$849,266.75
Reserve Fund/Savings	1/31/2022	\$619,404.06
Operating Fund Savings	1/31/2022	\$221,929.01
Operating Fund Checking	1/31/2022	\$7,933.86

The Board accepted the Financial Report and it will be filed for audit.

Reports presented and posted on the website: President, Vice President, Secretary, Treasurer, ARC, Grounds, and Infrastructure.

It was announced that approximately 110 ballots voting for/against the amendment to the CC&R's have been received to date. The ballot and all associated documents can be found on the HOA website, [www.thespringshoa.org](http://www.thespringshoa.org).

**MSVA\*:** Brent Gordy moved that, barring any unforeseen business, the Board will go "dark" June, July, and August. Elvira Bayless seconded the motion.

**MSVA\*:** Elvira Bayless moved that Board meetings for the next three months (March, April, and May) be held via Zoom due to the pandemic. Cathy Roberts seconded the motion.

It was announced that the Master Association needs an auditor for last year's books. Jeannie McGaughey volunteered to conduct the audit.

There were several questions from the audience which were answered during the open forum.

The meeting was adjourned at 10:15 a.m.

Respectfully submitted,  
Cathy Roberts, Secretary

**The next scheduled HOA Board Meeting – March 8, 2022, 9:00 am – via ZOOM  
Remember to check The Springs Web site: <http://www.thespringshoa.org>**

**The Springs at Santa Rita HOA  
Board of Directors' Meeting – Zoom Meeting due to COVID-19  
March 8, 2022 – 9:00 a.m.**

Board Members Present: Brent Gordy, President; Elvira Bayless, Vice President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Directors Ted Boyett, Mark Koruga and Jim Owen.

Call to Order: President Gordy called the meeting to order at 9:01 a.m. The roll was taken and a quorum was present. Homeowners present: 23

Hearing no corrections, the minutes of February 8, 2022, Board meeting was approved.

Treasurer's Financial Report

Checking/ Savings Balance	2/28/2022	\$850,649.31
Reserve Fund/Savings	2/28/2022	\$619,421.72
Operating Fund Savings	2/28/2022	\$228,940.74
Operating Fund Checking	2/28/2022	\$2,286.85

The Board accepted the Financial Report and it will be filed for audit.

Reports presented and posted on the website: President, Vice President, Secretary, Treasurer, ARC, Grounds, and Infrastructure.

It was announced that approximately 290 votes were cast for/against the amendment to the CC&R's, which equates to a 65% turnout. Eighty five percent (85%) of the votes received were in favor of approval of the amendment; therefore, the amendment was approved and the Capital Reserve Contribution Fee will go in to effect once the document has been recorded with the Pima County Recorder.

Bob Muldoon presented a report on the Green Valley Council (GVC). This report will be posted on the HOA website ([www.thespringshoa.org](http://www.thespringshoa.org)) under "Reports."

Elvira Bayless reported that the Community Directories will be supplied to us from GVC again this year and she will work with our Welcome Committee Chair regarding distribution.

There were several questions from the audience which were answered during the open forum.

The meeting was adjourned at 10:06 a.m.

Respectfully submitted,  
Cathy Roberts, Secretary

**The next scheduled HOA Board Meeting – April 12, 2022, 9:00 am – via ZOOM  
Remember to check The Springs Web site: <http://www.thespringshoa.org>**

**The Springs at Santa Rita HOA  
Board of Directors' Meeting – Zoom Meeting due to COVID-19  
April 12, 2022 – 9:00 a.m.**

Board Members Present: Brent Gordy, President; Elvira Bayless, Vice President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Directors Ted Boyett, Mark Koruga and Jim Owen.

Call to Order: President Gordy called the meeting to order at 9:01 a.m. The roll was taken and a quorum was present. Homeowners present: 31

Hearing no corrections, the minutes of March 8, 2022, Board meeting was approved.

Treasurer's Financial Report

Checking/ Savings Balance	3/31/2022	\$841,091.48
Reserve Fund/Savings	3/31/2022	\$613,073.98
Operating Fund Savings	3/31/2022	\$224,930.65
Operating Fund Checking	3/31/2022	\$3,086.85

The Board accepted the Financial Report and it will be filed for audit. Sharon reported that there are still four homeowners who have not paid 2022 dues. The annual audit has been completed with no discrepancies found.

Reports presented and posted on the website: President, Vice President, Secretary, Treasurer, ARC, Grounds, and Infrastructure.

**MSVA\*:** Mark Koruga moved to increase the street signage spending allowance to a maximum of \$2,500. Elvira Bayless seconded the motion.

Nancy Kelly presented a report, prepared by Don Kelly, regarding the current hazards of snakes and pack rats in the area.

There were several comments from the audience which were discussed during the open forum.

The meeting was adjourned at 10:35 a.m.

Respectfully submitted,  
Cathy Roberts, Secretary

**The next scheduled HOA Board Meeting – May 10, 2022, 9:00 am – via ZOOM  
Remember to check The Springs Web site: <http://www.thespringshoa.org>**

**The Springs at Santa Rita HOA**  
**Board of Directors' Meeting – Zoom Meeting due to COVID-19**  
**May 10, 2022 – 9:00 a.m.**

Board Members Present: Brent Gordy, President; Elvira Bayless, Vice President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; Directors Ted Boyett, Mark Koruga and Jim Owen.

Call to Order: President Gordy called the meeting to order at 9:01 a.m. The roll was taken and a quorum was present. Homeowners present: 17

Hearing no corrections, the minutes of April 12, 2022, Board meeting was approved.

Treasurer's Financial Report

Checking/ Savings Balance	4/30/2022	\$828,655.90
Reserve Fund/Savings	4/30/2022	\$705,956.19
Operating Fund Savings	4/30/2022	\$120,373.18
Operating Fund Checking	4/30/2022	\$2,326.53

The Board accepted the Financial Report and it will be filed for audit. Sharon reported that there are three homeowners who have not paid 2022 dues.

Reports presented and posted on the website: President, Vice President, Treasurer, ARC, Grounds, and Infrastructure.

**MSVA\*:** Brent Gordy moved that collection of the Capital Reserve Fee from new buyers in The Springs be held in abeyance until further action of the Board. This action is being taken in view of the Arizona Supreme Court's ruling in Kalway v. Calabria Ranch HOA, and the possibility of further appeals court action or legislative action to clarify the holding in the case. Ted Boyett seconded the motion.

**MSVA\*:** Mark Koruga moved to approve increased signage spending allowance by \$134 for a total of \$2,634 and to approve payment to Arizona Painting Company of \$3,900 from the Capital Reserve for painting of the front entrance gates. Ted Boyett seconded the motion.

There were several comments from the audience which were discussed during the open forum including a recommendation for a different contractor for pre-emergent applications. This information will be posted on the HOA website.

The meeting was adjourned at 10:23 a.m.

Respectfully submitted,  
Cathy Roberts, Secretary

**The next scheduled HOA Board Meeting – September 13, 2022, 9:00 am.**  
**Remember to check The Springs Web site: <http://www.thespringshoa.org>**

**NO MEETINGS JUNE 2022 THROUGH AUGUST 2022**

\*MSVA--Motion made, seconded, voted, and approved.