

**The Springs at Santa Rita HOA  
Board of Directors' Meeting – Zoom Meeting due to COVID-19  
September 20, 2022 – 9:00 a.m.**

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

Call to Order: President Gordy called the meeting to order at 9:00 am. The roll was taken and a quorum was present. Homeowners present: 16

Hearing no corrections, the minutes of May 10, 2022, Board meeting was approved.

Treasurer's Financial Report

Checking/ Savings Balance	8/31/2022	\$695,639.78
Reserve Fund/Savings	8/31/2022	\$600,076.57
Operating Fund Savings	8/31/2022	\$55,933.71
Operating Fund Checking	8/31/2022	\$39,629.50

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

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

There was a discussion regarding the cleanup from a storm July 16 and the extensive weed growth from this year's monsoons. Everyone was reminded that, should you wish to file a complaint regarding any issue under the jurisdiction of the homeowners' association, it **MUST BE IN WRITING**.

Bob Muldoon presented a report on the Green Valley Council and the Board. There was also a discussion regarding meeting room availability at the SRS Rec Center. At this point, we have secured the Anza Room for the annual meeting on Saturday, January 21, at 3:00 pm, and the Board meetings for January through April of 2023 will also be in the Anza Room on the second Tuesday of each month from 2:00 pm to 5:00 pm.

The meeting was adjourned at 10:20 a.m.

Following the general meeting, the Board met briefly in Executive Session to discuss a personnel matter.

Respectfully submitted,  
Cathy Roberts, Secretary

**The next scheduled HOA Board Meeting – October 11, 2022, 9:00 am.  
Remember to check The Springs Web site: <http://www.thespringshoa.org>**

**The Springs at Santa Rita HOA  
Board of Directors' Meeting – Hybrid In-Person & Zoom Meeting  
October 11, 2022 – 9:00 a.m.**

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

Call to Order: President Gordy called the meeting to order at 9:01 am. The roll was taken and a quorum was present. Homeowners present: 25

Hearing no corrections, the minutes of September 20, 2022, Board meeting was approved.

Treasurer's Financial Report

Checking/ Savings Balance	9/30/2022	\$587,037.99
Reserve Fund/Savings	9/30/2022	\$492,116.47
Operating Fund Savings	9/30/2022	\$62,986.34
Operating Fund Checking	9/30/2022	\$31,935.18

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

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

Ted Boyett discussed the ARC proposal for accelerated compliance procedures. After discussion, it was agreed to have our attorneys review the document and present it at the November meeting for Board action.

The Board reviewed 2023 budget expenses and will provide missing information to Sharon so that she can pass it on to the Finance Committee. Once approved by the Finance Committee, the proposed budget will be presented to the Board at the November meeting for approval.

Mark Koruga advised that he is working with the street sweepers to arrange to have all the streets cleaned following this year's heavy monsoon season.

Nancy Kelly announced that she will resume taking name tag orders at the November potluck.

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

Respectfully submitted,  
Cathy Roberts, Secretary

**The next scheduled HOA Board Meeting – November 15, 2022, 9:00 am.  
Remember to check The Springs Web site: <http://www.thespringshoa.org>**

**The Springs at Santa Rita HOA  
Board of Directors' Meeting – Hybrid In-Person & Zoom Meeting  
November 15, 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 9:05 am. The roll was taken and a quorum was present. Homeowners present: 19

Hearing no corrections, the minutes of September 20, 2022, Board meeting was approved.

**Treasurer's Financial Report**

Checking/ Savings Balance	10/31/2022	\$582,610.18
Reserve Fund/Savings	10/31/2022	\$492,152.47
Operating Fund Savings	10/31/2022	\$64,186.88
Operating Fund Checking	10/31/2022	\$26,270.83

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

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

**MSVA\*:** Ted Boyett moved to change the time for remediation of structural violations from 365 days to 275 days and yard violations from 30 days to 21 days of the original violation before imposing fines or other corrective action. Further, the motion included approval of the updates of wording on the notices per our attorney's advice. Second Mark Koruga. The motion was approved.

**MSVA\*:** Sharon Toborg moved to approve the 2023 Budget as approved by the Finance Committee. Second Elvira Bayless. The motion was approved. The annual dues for 2023 will increase by \$15 to \$555 as recommended by the Finance Committee.

Elvira reported that we still need one more candidate to fill board vacancies for the upcoming year. Nancy Kelly reminded everyone that she will resume taking name tag orders at the November potluck. Juanita Kauffman reported that she is planning to have a community-wide garage sale sometime in March of 2023.

The meeting was adjourned at 10:46 a.m.

Respectfully submitted,  
Cathy Roberts, Secretary

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

**The Springs at Santa Rita HOA  
Board of Directors' Meeting – Hybrid In-Person & Zoom Meeting  
December 13, 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 9:05 am. The roll was taken and a quorum was present. Homeowners present: 36 (16 in person)

Hearing no corrections, the minutes of November 15, 2022, Board meeting was approved.

Treasurer's Financial Report

Checking/ Savings Balance	11/30/2022	\$567,582.86
Reserve Fund/Savings	11/30/2022	\$482,642.86
Operating Fund Savings	11/30/2022	\$65,476.41
Operating Fund Checking	11/30/2022	\$19,463.59

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

**MSVA\*:** Sharon Toborg moved to transfer \$20,000 from the Operating account to the Reserve account. Second Elvira Bayless. The motion was approved.

Reports presented and posted on the website: President, Treasurer, ARC, Grounds, and Infrastructure. Elvira Bayless gave a verbal report that the slate is now full for officers for 2023 to be announced at the January Board meeting.

**MSVA\*:** Sharon Toborg moved to open Certificates of Deposit at Edward Jones for 6 months at 4.5% interest provided any withdrawal fee from the current accounts would be less than the additional interest to be earned. Second Elvira Bayless. The motion was approved.

**MSVA\*:** Ted Boyett moved to permanently appoint the HOA Compliance Agent to the Architectural Review Committee as Ex Officio, non-voting member. Second Elvira Bayless. The motion was approved.

Bruce Grieshaber presented information regarding a "Firewise Assessment" and reported that our Master Landscape Plan is in compliance. The report will be published on our website.

Judy Bierman reported that the front entrance has been decorated for the Holidays; however, the HOA is in need of new decorations going forward. Donations will be accepted and the HOA budget for 2024 will include additional funding.

Bob Muldoon, Green Valley Council Representative, gave a report on their recent meeting.

Jeannie McGaughey reported that we are no longer able to utilize the Computer Club's Wi-Fi; therefore, a Verizon router has been purchased and there will now be a monthly fee. She also reported that the office printer was replaced.

The meeting was adjourned at 11:15 a.m.

Respectfully submitted,  
Cathy Roberts, Secretary

**The next scheduled HOA Board Meeting – January 10, 2023, 2 pm.  
Remember to check The Springs Web site: <http://www.thespringshoa.org>**

**THE ANNUAL MEETING WILL BE SATURDAY, JANUARY 21, 2023, 3:00 PM  
ANZA ROOM & VIA ZOOM**

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