

**The Springs at Santa Rita HOA  
Board of Directors' Meeting – Hybrid In-Person & Zoom Meeting  
January 10, 2023 – 2:00 p.m.**

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

Call to Order: President Gordy called the meeting to order at 2:05 p.m. The roll was taken and a quorum was present. Homeowners present: 6 (24 in person)

MSVA: Ted Boyett moved to correct the minutes of the December 13, 2022 meeting to read: "...to permanently appoint the HOA Compliance Agent to the Architectural Review Committee as Ex Officio, non-voting member." Second Sharon Toborg. The motion was approved.

Treasurer's Financial Report

Checking/ Savings Balance	12/31/2022	\$556,103.25
Reserve Fund/Savings	12/31/2022	\$502,492.05
Operating Fund Savings	12/31/2022	\$45,883.50
Operating Fund Checking	12/31/2022	\$7,727.70

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\*: As there are four openings on the Board of Directors for the 2023-2024 term and there are four nominees, Ted Boyett moved to vote in by acclamation Bruce Grieshaber, Jim Owen, Cathy Roberts, and Sharon Toborg to fill the open positions. Second Sharon Toborg. The motion was approved.

MSVA\*: Cathy Roberts moved to schedule a community-wide garage sale for Saturday, March 4, 2023, from 7 am to 11 am. Second Mark Koruga. The motion was approved.

Roger Brinks advised that there will be a proxy form available at our annual meeting for the Santa Rita Springs Master Association's annual meeting. He also informed us that the bridge on the Master Association (MA) pathway adjacent to the water towers will be repaired by the MA at a cost of around \$100.

The community's HeartSafe program was discussed. Approximately 50% of our homes are "opted in" to the program.

One homeowner expressed concern regarding road repairs in front of his home. The Infrastructure Chair explained the HOA's Streets long-range plan.

The meeting was adjourned at 3:30 p.m.

Respectfully submitted,  
Cathy Roberts, Secretary

**The next scheduled monthly HOA Board Meeting – February 14, 2023, 2 p.m.  
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**

**The Springs at Santa Rita HOA  
Board of Directors' Meeting – Hybrid In-Person & Zoom Meeting  
February 14, 2023 – 2:00 p.m.**

Board Members Present: Brent Gordy, President; Bruce Grieshaber, Vice President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; and Director Jim Owen. Attending via Zoom were Directors Ted Boyett, Mark Koruga.

Call to Order: President Gordy called the meeting to order at 2:05 p.m. The roll was taken and a quorum was present. Homeowners present: 18 (11 in person)

Hearing no corrections, the minutes of the January 10, 2023, Board meeting were approved as posted.

Treasurer's Financial Report

Checking/ Savings Balance	1/31/2023	\$753,052.54
Reserve Fund/Savings	1/31/2023	\$502,517.96
Operating Fund Savings	1/31/2023	\$227,095.55
Operating Fund Checking	1/31/2023	\$23,439.03

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

**MSVA\*:** Sharon Toborg moved to purchase a 6-month \$100K certificate of deposit from Edward Jones at 4.7% interest from Reserve Funds at BMI Bank. Second Bruce Grieshaber. The motion was approved.

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

**MSVA\*:** Bruce Grieshaber moved to sign the Republic Services contract beginning 3/1/2023 at \$17.08 per month per resident for 2023 and capped at 7% increase for years 2 and 3. Second Sharon Toborg. The motion was approved.

**MSVA\*:** Ted Boyett moved approve a "HOA Self-Help" fee for private property remediation by the HOA at \$25 per manhour with a minimum charge of two manhours, in addition to the previously approved \$100 fine. Second Bruce Grieshaber. The motion was approved.

**MSVA\*:** Ted Boyett moved to add Lynn Daniels-Anderson to the Architectural Review Committee. Second Sharon Toborg. The motion was approved.

Ted Boyett presented a revised Paint Policies document. It was reviewed with comments and will be published on the website effective February 14, 2023.

The meeting was adjourned at 3:35 p.m.

Respectfully submitted,  
Cathy Roberts, Secretary

**The next scheduled monthly HOA Board Meeting – March 14, 2023, 2 p.m.  
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  
March 14, 2023 – 2:00 p.m.**

Board Members Present: Brent Gordy, President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer; and Directors Ted Boyett, Mark Koruga, and Jim Owen. Attending via Zoom was Bruce Grieshaber, Vice President.

Call to Order: President Gordy called the meeting to order at 2:05 p.m. The roll was taken and a quorum was present. Homeowners present: 24 (20 in person)

Hearing no corrections, the minutes of the February 14, 2023, Board meeting were approved as posted.

Treasurer's Financial Report

Checking/ Savings Balance	2/28/2023	\$746,449.10
Reserve Fund/Savings	2/28/2023	\$621,191.20
Operating Fund Savings	2/28/2023	\$112,134.95
Operating Fund Checking	2/28/2023	\$13,122.95

The Board accepted the Financial Report and it will be filed for audit. Treasurer Sharon announced that the annual financial audit will be conducted on Friday, March 17, 2023.

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

**MSVA\*:** Ted Boyett moved to amend the Handbook, Section 2.11 to read: “**House Number Lighting.** Address fixtures are to be illuminated and free of obstruction to be easily visible from the street. Association volunteers check for burned out bulbs and replace them. Contact the Association office if an address light bulb is burned out and has not been replaced in a timely manner.” Second Bruce Grieshaber. The motion was approved.

GVC Representative Bob Muldoon reported on the previous monthly GVC meeting and encouraged everyone to attend the next meeting on Thursday, March 16, at 8:30 am at the Desert Hills Rec Center.

Vice President Bruce announced that there will be a Volunteer Appreciation Party on Wednesday, March 29, in the Anza Room (or weather permitting on the Fiesta Deck) from 3 pm to 5 pm.

The meeting was adjourned at 3:27 p.m.

Respectfully submitted,  
Cathy Roberts, Secretary

**The next scheduled monthly HOA Board Meeting – March 14, 2023, 2 p.m.  
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  
April 11, 2023 – 2:00 p.m.**

Board Members Present: Brent Gordy, President; Sharon Toborg, Treasurer; Directors Mark Koruga and Jim Owen. Attending via Zoom: Cathy Roberts, Secretary, and Ted Boyett, Director. Absent: Bruce Grieshaber, Vice President. Due to poor Wi-Fi connection, Ted Boyett was unable to participate and left the meeting prior to adjournment.

Call to Order: President Gordy called the meeting to order at 2:05 p.m. The roll was taken and a quorum was present. Homeowners present: 22 (14 in person)

Hearing no corrections, the minutes of the March 14, 2023, Board meeting were approved as posted.

Treasurer's Financial Report

Checking/ Savings Balance	3/31/2023	\$743,660.43
Reserve Fund/Savings	3/31/2023	\$621,222.47
Operating Fund Savings	3/31/2023	\$105,369.21
Operating Fund Checking	3/31/2023	\$17,068.75

The Board accepted the Financial Report and it will be filed for audit. Sharon reported that the annual financial audit has been completed; no discrepancies were found and the report has been posted on the HOA website.

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

**MSVA\*:** Sharon Toborg moved to approve an additional \$800 in annual compensation for our Compliance Agent. Second Mark Koruga. The motion was approved.

**MSVA\*:** Brent Gordy moved that the Board meetings for May and September be held via Zoom only and that the Board would go dark June, July, and August unless there was a need to have a special meeting. Second Sharon Toborg. The motion was approved.

GVC Representative Bob Muldoon reported on the previous monthly GVC meeting and encouraged everyone to attend the next meeting on Thursday, April 13, at 8:30 am at the Desert Hills Rec Center.

The meeting was adjourned at 3:40 p.m.

Respectfully submitted,  
Jeannie McGaughey  
Office Manager

**The next scheduled monthly HOA Board Meeting – May 9, 2023, 2 p.m.  
Remember to check The Springs Web site: <http://www.thespringshoa.org>**

**The Springs at Santa Rita HOA  
Board of Directors' Meeting –Zoom Meeting  
May 9, 2023 – 2:00 p.m.**

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

Call to Order: President Gordy called the meeting to order at 2:00 p.m. The roll was taken and a quorum was present. Homeowners present: 15

Hearing no corrections, the minutes of the April 11, 2023, Board meeting were approved as posted.

Treasurer's Financial Report

Checking/ Savings Balance	4/30/2023	\$739,209.20
Reserve Fund/Savings	4/30/2023	\$621,188.34
Operating Fund Savings	4/30/2023	\$108,537.42
Operating Fund Checking	4/30/2023	\$9,483.44

The Board accepted the Financial Report and it will be filed for audit. Sharon reported that the monthly report did not include the water bill due to a problem with the changeover from Farmers to Global.

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

Bruce reported that there was a call from Valley Assistance Services that non-employees are parking in their employee parking lots. The HOA will send an email reminder to our residents.

Ted reported that the Compliance Agent contacted the owners of Torres Blancas Golf Course regarding access to the back of homes adjacent to the golf course. It was confirmed that, with prior notice, we are approved to walk the edges of the golf course for property inspections. Brent will follow up to obtain written approval for HOA records.

GVC Representative Bob Muldoon reported on the previous monthly GVC meeting and encouraged everyone to attend the next meeting on Thursday, May 18, at 8:30 am at the Desert Hills Rec Center.

The meeting was adjourned at 3:32 p.m.

Respectfully submitted,  
Jeannie McGaughey  
Office Manager

**The next scheduled monthly HOA Board Meeting – September 12, 2023, 2 p.m. – via Zoom  
Remember to check The Springs Web site: <http://www.thespringshoa.org>**