

The Springs at Santa Rita Homeowner's Association

Annual Meeting – January 8, 2008

Attendance – The following Board Members were in attendance – President Dick D'Angelo, Vice President Bernie Serek, Treasurer Paul Walter, Secretary Cindy Misiewicz, Committee Chairs Jim Rusk (Streets and Buildings), Carl Sparfeld (Grounds), Larry Urbine (ARC) and co-chair Lance Johnson.

Call to Order – President Dick D'Angelo called the meeting to order at 9:30 AM, we had both the proof of meeting notice and quorum necessary to conduct this meeting. President Dick D'Angelo welcomed everyone, pointing out the ballot box and two petitions, one to slow I-19 traffic, the other to request sound walls. There are new handbooks for all residents, including absent residents. Volunteers are needed to distribute these to your neighbors, saving the postage cost. The election for the new Board will be held today, there are three people counting ballots at this time. Three people ran for the Board this year, leaving two vacant positions for a Board of nine members. For volunteers from the floor, please identify yourself and submit a bio before January 15. Barb Barton asked if nominations would be accepted at this time from the floor. Joe Barton was nominated by Geraldine Swiek, it was seconded by an unidentified gentleman. The Annual Meeting Minutes from the last meeting were accepted as written.

President's Report - The responsibility of a HOA Board Member is to follow the CC&R's and Bylaws of the community with no personal agenda. This Board was somewhat successful this past year thanks to the help of a lot of people. Suzy Dei resigned due to personal reasons. Fortunately Cindy Misiewicz stood-up and took over the roll as Secretary. This Board created Board Position Descriptions, so each Board Member knows what their responsibilities are. There is a listing on our website of plumbers, electricians, and others that have worked for your neighbors.

Vice President's Report – Bernie Serek stated that the Springs belongs to the GVCCC since last year. Bernie wanted to thank Bill and Kay Perry for all their work on the Social Committee, Deby and Ernie Cox for the Christmas Decorations. Bernie was proud of accomplishing a few very important changes; all contractors must now provide proof of insurance for auto, liability, and workman's compensation. The insurance contracts for the Springs is in accordance with the CC&R's, and in keeping with current industry standards. The CC&R's and Bylaws have been revised, and any changes from the Arizona Legislature will automatically be updated. The community can expect to vote on accepting the revisions at next year's annual meeting.

Financial Report - The Springs HOA had an end of year balance of \$202,319.62, with \$164,555.50 in the Reserve Fund. The cash flow is in good shape. Starting in 2009 there will be a 20% increase in dues for an increase in the Reserve Fund deposit; the new amount will be \$513 per unit per year. The interest income was \$12,911.85. The title transfer fee was \$100, but has increased to \$125 in 2008. There is a full financial report posted on the website.

President then thanked Lance Johnson for his work on the Bulletin Boards. Bernie then introduced the newly elected Board Members, Kay Gray, Amelie Anderson, and Richard Wolf.

ARC Report – Co-chair Lance Johnson gave the report for Larry Urbine. There were 40 requests for the ARC this year, which includes weeds and plant overhangs.

Streets Report - Jim Rusk gave the report, stating in 2007 the streets were crack sealed; then in 2008 the streets will be seal coated. **Grounds Report** – Carl gave a big kudos to Henny Armenta, who played a big part in all the

work that had been accomplished during the last year. Carl stated he had tried to be fiscally responsible with ongoing projects with regards to the front gate area and the parks.

New Business - Phil Gray gave a report on the progress of the Frontage Road Project, which is coming along as expected; and according to the sound analysis that has been completed; the Frontage Road will not contribute to any additional sound problems. No golf carts will be permitted on the Frontage Road, due to the speed limit; but there will be paved shoulders for bikes, although it will not be designated for bikes only. The project will start in 2009; or risk the loss of bond money

Open Forum - A resident asked why she didn't get good cell phone reception, and was told cell phone reception varies from carrier to carrier. An unidentified resident complained about the reserve fund, especially having to pay for road replacement in the year 2035. It was explained to him that he is using the roads now, and you can't expect future residents to foot the bill in its entirety. Jeannie McGaughey invited the gentleman to serve on the Reserve Committee. Phyliss H. stated we all needed to be responsible for our own safety in an emergency; on January 17 the Fire Dept. will be holding classes.

Meeting adjourned at 11:05 AM

Submitted by Cindy Misiewicz, Secretary

These minutes are subject to approval at the next annual meeting