

**The Springs at Santa Rita HOA  
Board of Directors' Meeting  
October 13, 2015 – 1:00 p.m.**

**Board Members Present:** Sandie Stone, President; Howard Bryan, Vice President; Jim Owen, Secretary; Roger Olson, Treasurer, Joe Barton, Steve Gilbert, Directors. Absent: Norm TenBrink.

**Homeowners Present:** 14

**Call to Order:** President Stone called the meeting to order at 1:03 p.m. The roll was taken and a quorum was present.

**MSVA\***: Steve Gilbert moved to approve the agenda as corrected. Roger Olson seconded the motion.

**MSVA\***: Howard Bryan moved to approve the May 12, 2015 minutes. Roger Olson seconded the motion.

**MSVA\***: Roger Olson presented the financial report:

**Treasurer's Financial Report:**

➤ Checking/Savings Balance:	9/30/2015	\$500,855.17
➤ Reserve Fund/Savings:	9/30/2015	405,232.76
➤ Operating Fund/Savings:	9/30/2015	82,900.63
Operating Fund/Checking:	9/30/2015	12,721.78

**MSVA\***: Steve Gilbert moved to accept the Financial Reports and file for audit. Howard Bryan seconded the motion.

**MSVA\***: Joe Barton moved to approve an ARC request to clean up the weeds on private property on the north end of The Springs that has been an ongoing compliance issue and the cause of several complaints. The account will be rebilled the cost of cleanup. Roger Olson seconded the motion.

**MSVA\***: Steve Gilbert moved to present a case to the GVC Traffic & Arroyos Committee to reduce the speed on the East Frontage Road to 40 mph. Roger Olson seconded the motion.

The Board thanked Harold & Georgia Moberly for their work on the Resale Board. The Board will discuss the budget at the November meeting and will set the dues for 2016 at that time. Included in the Vice President's Report was a call for volunteers to run for the Board next year; there will be three vacancies. The meeting was followed with an open discussion regarding water line insurance but no recommendation was put forth from the Board.

Reports presented and posted on the website:

President      Vice President      ARC      Grounds      Streets, Buildings & Utilities

**Adjournment:** The meeting adjourned at 2:50 p.m.

Jim Owen, Secretary

**The next regular monthly meeting will be on Tuesday, November 10, 1:00 p.m. – Anza Room  
Remember to check The Springs Website: <http://www.thespringshoa.org>**

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

**The Springs at Santa Rita HOA  
Board of Directors' Meeting  
November 10, 2015 – 1:00 p.m.**

**Board Members Present:** Sandie Stone, President; Howard Bryan, Vice President; Jim Owen, Secretary; Roger Olson, Treasurer, Joe Barton, Steve Gilbert, Norm TenBrink, Directors.

**Homeowners Present:** 18

**Call to Order:** President Stone called the meeting to order at 1:03 p.m. The roll was taken and a quorum was present.

**MSVA\***: Howard Bryan moved to approve the agenda as corrected. Norm TenBrink seconded the motion.

**MSVA\***: Roger Olson moved to approve the October 13, 2015 minutes. Joe Barton seconded the motion.

**MSVA\***: Roger Olson presented the financial report:

**Treasurer's Financial Report:**

➤ Checking/Savings Balance:	10/31/2015	\$493,202.37
➤ Reserve Fund/Savings:	10/31/2015	405,388.42
➤ Operating Fund/Savings:	10/31/2015	83,503.71
Operating Fund/Checking:	10/31/2015	4,310.24

**MSVA\***: Howard Bryan moved to accept the Financial Report\ and file for audit. Norm TenBrink seconded the motion.

**MSVA\***: Steve Gilbert moved to increase the HOA Disclosure Fee for 2016 by 20% for a total of \$300. Howard Bryan seconded the motion.

**MSVA\***: Steve Gilbert moved to approved the budget as corrected, with the HOA dues remaining at \$485 for 2016.. Joe Barton seconded the motion.

Reports presented and posted on the website:

President	ARC	Streets, Buildings & Utilities
Vice President	Grounds	Finance Committee

**Adjournment:** The meeting adjourned at 2:40 p.m.

Jim Owen, Secretary

**The next regular monthly meeting will be on Tuesday, December 8, 1:00 p.m. – Anza Room  
Remember to check The Springs Website: <http://www.thespringshoa.org>**

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

**The Springs at Santa Rita HOA  
Board of Directors' Meeting  
December 8, 2015 – 1:00 p.m.**

**Board Members Present:** Sandie Stone, President; Howard Bryan, Vice President; Jim Owen, Secretary; Roger Olson, Treasurer, Joe Barton, Steve Gilbert, Norm TenBrink, Directors.

**Homeowners Present:** 16

**Call to Order:** President Stone called the meeting to order at 1:00 p.m. The roll was taken and a quorum was present.

**MSVA\*:** Joe Barton moved to approve the agenda. Norm TenBrink seconded the motion.

**MSVA\*:** Howard Bryan moved to approve the November 10, 2015 minutes. Roger Olson seconded the motion.

**MSVA\*:** Roger Olson presented the financial report:

**Treasurer's Financial Report:**

- Checking/Savings Balance: 11/30/2015 \$485,005.23
- Reserve Fund/Savings: 11/30/2015 405,539.21
- Operating Fund/Savings: 11/30/2015 75,194.51
- Operating Fund/Checking: 11/30/2015 4,271.51

**MSVA\*:** Steve Gilbert moved to accept the Financial Report\ and file for audit. Howard Bryan seconded the motion.

**MSVA\*:** Norm TenBrink moved to approve seal coating the nature trail as funds are available and estimates are firm. Joe Barton seconded the motion.

**MSVA\*:** Howard Bryan moved to add the nature trail to the Capital Reserve account. Joe Barton seconded the motion.

**MSVA\*:** Joe Barton moved to accept the single-source bid from Charles Papineau of \$5,500 to repair the wood beams over the gatehouse. Steve Gilbert seconded the motion.

**MSVA\*:** Roger Olson moved to transfer \$25,000 from the Operating account to the Capital Reserve account to fund the maintenance building expansion. Joe Barton seconded the motion.

**MSVA\*:** Roger Olson moved to increase the maturing CD at Washington Federal from \$64,000 to \$79,000 and renew it for 18 months. Norm TenBrink seconded the motion.

Reports presented and posted on the website:

President	ARC	Streets, Buildings & Utilities
Vice President	Grounds	Finance Committee

**Adjournment:** The meeting adjourned at 3:00 p.m.

Jim Owen, Secretary

**The next regular monthly meeting will be on Monday, January 11, 2016 - 9:00 a.m. – Fiesta Room  
Remember to check The Springs Website: <http://www.thespringshoa.org>**

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**The Springs at Santa Rita HOA  
Board of Directors' Meeting  
December 14, 2015 – 9:00 a.m.**

**Board Members Present:** Sandie Stone, President; Howard Bryan, Vice President; Jim Owen, Secretary; Steve Gilbert, Director. Absent: Roger Olson, Treasurer, Joe Barton, Norm TenBrink, Directors.

**Call to Order:** President Stone called the meeting to order at 9:00 a.m. after establishing a quorum was present.

**MSVA\***: Howard Bryan moved to extend the recently vacated Board office from a one-year term to a two-year term. Jim Owen seconded the motion.

**MSVA\***: Howard Bryan moved to elect, by acclamation, the following nominees to the Board: Mike Ford, Ron Delvaux, Dave Dethmers, Ted Boyett. Jim Owen seconded the motion.

**Adjournment:** The meeting adjourned at 9:20 a.m.

Jim Owen, Secretary

**The next regular monthly meeting will be on Monday, January 11, 2016  
9:00 a.m. – Fiesta Room  
Remember to check The Springs Website: <http://www.thespringshoa.org>**

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