

**The Springs at Santa Rita HOA
Board of Directors' Email Meeting
August 27, 2016**

Board Members Present: Howard Bryan, President; David Dethmers, Vice President; Ron Delvaux, Secretary; Ted Boyett, Jim Owen, Directors. **Absent:** Roger Olson, Treasurer; Michael Ford, Director.

MSVA*: Ron Delvaux moved that the board of The Springs at Santa Rita HOA accept the bid from Sunland Asphalt to repair/seal the Nature Path. (Proposal Number 70338-2) dated July 19, 2016 for the amount of \$9,591.00; and further, that the cost related to the proposal be spent within the Capital Reserve Budget Item #204--Asphalt Paths-Patch/Repair (as modified by the Capital Reserve Committee in January 2016). David Dethmers seconded the motion.

Ron Delvaux, Secretary

**The next regular monthly meeting will be on Monday, October 10, 2016 - 9:00 a.m. – Fiesta Room
Remember to check The Springs Website: <http://www.thespringshoa.org>**

**The Springs at Santa Rita HOA
Board of Directors' Meeting
October 10, 2016 – 9:00 a.m.**

Board Members Present: Howard Bryan, President; David Dethmers, Vice President; Roger Olson, Treasurer, Ted Boyett (via teleconference), Director; Michael Ford, Director. Absent: Ron Delvaux and Jim Owen.

Homeowners Present: 17

Call to Order: President Bryan called the meeting to order at 9:00 a.m. The roll was taken and a quorum was present. Mark Koruga stood in for Grounds Chair, Jim Owen

MSVA*: David Dethmers moved to approve the agenda as amended. Michael Ford seconded the motion.

MSVA*: Roger Olson moved to approve the minutes of both the May 9, 2016 meeting and the August 27, 2016 email meeting. Ted Boyett seconded the motion.

MSVA*: Roger Olson presented the financial report:

Treasurer's Financial Report:

➤ Checking/Savings Balance:	9/30/2016	\$607,667.53
➤ Reserve Fund/Savings:	9/30/2016	521,900.73
➤ Operating Fund/Savings:	9/30/2016	80,851.38
Operating Fund/Checking:	9/30/2016	4,915.42

MSVA*: Ted Boyett moved to accept the Financial Report and file for audit. Michael Ford seconded the motion.

Reports presented and posted on the website:

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

MSVA*: David Dethmers moved to accept the proposal from Republic Services as presented by Michael Ford which included a 1-year guaranteed rate of \$50.62 per quarter for both new and existing Springs' customers. Mark Koruga (on behalf of Jim Owen) seconded the motion.

MSVA*: Ted Boyett moved to accept the preliminary Mission and Vision Statement as presented by Howard Bryan and to be reviewed by both the Board and our attorney. David Dethmers seconded the motion. It was agreed that, once final, this would be included in the newly revised Handbook.

Harold Moberly resigned as Chair of the Lightbulb Committee and the Board is seeking a volunteer to take over the job. Harold reminded everyone that he has a great group of volunteers and will help the new Chair transition into the role.

Everyone was reminded that, due to the need to finalize the budget and desire to review the revised handbook, next month's meeting is expected to be long and will begin at 8:30 a.m.

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

Jeannie McGaughey for
Ron Delvaux, Secretary

**The next regular monthly meeting will be on Monday, November 14 2016 – 8:30 a.m. – Fiesta Room
Remember to check The Springs Website: <http://www.thespringshoa.org>**

**The Springs at Santa Rita HOA
Board of Directors' Meeting
November 14, 2016 – 8:30 a.m.**

Board Members Present: Howard Bryan, President; David Dethmers, Vice President; Ron Delvaux, Secretary, Roger Olson, Treasurer, Ted Boyett (via teleconference), Director; Michael Ford, Director; Jim Owen, Director.

Homeowners Present: 14

Call to Order: President Bryan called the meeting to order at 8:30 a.m. The roll was taken and a quorum was present.

MSVA*: David Dethmers moved to approve the agenda as amended. Jim Owen seconded the motion.

MSVA*: Ted Boyett moved to approve the minutes of October 10, 2016. David Dethmers seconded the motion.

MSVA*: Roger Olson presented the financial report:

Treasurer's Financial Report:

Checking/Savings Balance:	10/31/2016	\$591,209.69
Reserve Fund/Savings:	10/31/2016	512,202.20
Operating Fund/Savings:	10/31/2016	77,056.32
Operating Fund/Checking:	10/31/2016	1,951.17

MSVA*: Ted Boyett moved to accept the Financial Report and file for audit. Jim Owen seconded the motion.

MSVA*: Ted Boyett moved to approve a "preferred vendor" clause to be added to the HOA's Fiscal and Financial Policy. David Dethmers seconded the motion. After discussion, David Dethmers moved to table the motion until a later date. Jim Owen seconded the motion.

Reports presented and posted on the website:

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

MSVA*: Ted Boyett moved to accept the 2017 budget. Jim Owen seconded the motion.

MSVA*: David Dethmers moved that the annual dues remain at the current level of \$485 for 2017. Jim Owen seconded the motion.

MSVA*: Ted Boyett moved to approve the Mission and Vision Statement as presented by Howard Bryan. David Dethmers seconded the motion.

MSVA*: Ted Boyett moved to accept the 3-year contract with Republic Services (trash) as presented by Michael Ford. David Dethmers seconded the motion. Michael requested that, going forward, homeowners contact him directly with any issues regarding Republic.

MSVA*: David Dethmers moved that the Streets Committee pursue a conversation with Sunland Asphalt regarding a "preferred vendor" program. Ted Boyett seconded the motion.

MSVA*: David Dethmers moved to approve the revised position description for HOA Directors. Michael Ford seconded the motion.

MSVA*: David Dethmers moved to approve the revised position description for Architectural Review Committee Chairman. Michael Ford seconded the motion.

MSVA*: Michael Ford moved to approve the revised position description for the Treasurer. David Dethmers seconded the motion.

Action on revised position descriptions for the Streets, Buildings, & Utilities Chair, the Grounds Chair, the President, the Vice President, and the Secretary were tabled.

It was announced that the invoices will be compiled for mailing on December 3rd in the Fiesta Room at 9:00 a.m. Anyone wishing to help is welcome to attend.

Adjournment: The meeting adjourned at 11:04 a.m.

Ron Delvaux, Secretary

**The next regular monthly meeting will be on Monday, December 12, 2016 – 9:00 a.m. – Fiesta Room
Remember to check The Springs Website: <http://www.thespringshoa.org>**

**The Springs at Santa Rita HOA
Board of Directors' Meeting
December 12, 2016 – 9:00 a.m.**

Board Members Present: Howard Bryan, President; David Dethmers, Vice President; Ron Delvaux, Secretary, Roger Olson, Treasurer, Ted Boyett, Director; Michael Ford, Director; Jim Owen, Director.

Homeowners Present: 18

Call to Order: President Bryan called the meeting to order at 9:00 a.m. The roll was taken and a quorum was present.

The agenda was approved as presented.

The minutes of November 14, 2016 were approved as posted.

Roger Olson presented the financial report:

Treasurer's Financial Report:

Checking/Savings Balance:	11/30/2016	\$584,509.28
Reserve Fund/Savings:	11/30/2016	512,361.62
Operating Fund/Savings:	11/30/2016	71,744.83
Operating Fund/Checking:	11/30/2016	402.83

The Financial Report was accepted and will be and filed for audit.

MSVA*: David Dethmers moved to approve Maxwell & Morgan, P.C. as lien and collection agents for the HOA. Jim Owen seconded the motion.

MSVA*: Jim Owen moved to approve the 2017 contract with Weed Busters. David Dethmers seconded the motion.

MSVA*: Motions by David Dethmers were made to approve position descriptions for the HOA President, Vice President, and Office Manager. Seconds provided by Ron Delvaux, Ted Boyett, and Roger Olson respectively.

MSVA*: Ted Boyett moved to approve position descriptions for the HOA Streets, Building & Utilities Chair and the Secretary. Seconds provided by David Dethmers and Ron Delvaux respectively.

MSVA*: Jim Owen moved to approve the position description of the HOA Grounds Chair. David Dethmers seconded the motion.

Reports presented and posted on the website:

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

It was announced that Tom Kramer and Juanita Kauffman will be the GVC representative this coming year.

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

Ron Delvaux, Secretary

**The next regular monthly meeting will be on Tuesday, January 17, 2017 – 9:00 a.m. – Fiesta Room
Remember to check The Springs Website: <http://www.thespringshoa.org>**