

**The Springs at Santa Rita HOA
Board of Directors' Meeting
January 17, 2017 – 9:00 a.m.**

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

Homeowners Present: 24

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

MSVA*: Ted Boyett moved to approve the agenda as amended. Roger Olson seconded the motion.

MSVA*: Roger Olson moved to approve the minutes of December 12, 2016. Ted Boyett seconded the motion

Roger Olson presented the financial report:

Treasurer's Financial Report:

| | | |
|---------------------------|------------|--------------|
| Checking/Savings Balance: | 12/31/2016 | \$579,812.74 |
| Reserve Fund/Savings: | 12/31/2016 | 512,813.86 |
| Operating Fund/Savings: | 12/31/2016 | 65,261.76 |
| Operating Fund/Checking: | 12/31/2016 | 1,737.12 |

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

MSVA*: David Dethmers moved to approve the revised Compliance Agent's contract. Jim Owen seconded the motion.

MSVA*: David Dethmers moved to accept the revised job description for the Architectural Review Committee Chair. Michael Ford seconded the motion.

MSVA*: David Dethmers moved to elect, by acclamation, the following nominees to the Board for 2017: John Greene, Rebecca Keenan, Roger Olson, and Jim Owen. Ted Boyett seconded the motion.

Reports presented and posted on the website:

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

It was announced that the annual Community-wide garage sale will be held on Saturday, March 18. Anyone interested in participating should contact Juanita Kauffman, 520-625-1509, samtootsie@aol.com.

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

Jeannie McGaughey, Secretary Pro-Tem

**The next regular monthly meeting will be on Tuesday, February 21, 2017 – 9:30 a.m. – Fiesta 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
February, 2017 – 9:30 a.m.**

Board Members Present: David Dethmers, President; Rebecca Keenan, Vice President; John Greene, Secretary; Roger Olson, Treasurer; Directors Ted Boyett, Michael Ford, and Jim Owen.

Homeowners Present: 45

Call to Order: President Dethmers called the meeting to order at 9:30 a.m. The roll was taken and a quorum was present.

MSVA*: Ted Boyett moved to approve the agenda. Roger Olson seconded the motion.

MSVA*: Rebecca Keenan moved to approve the minutes of January 17, 2017. Roger Olson seconded the motion

Roger Olson presented the financial report:

Treasurer's Financial Report:

| | | |
|---------------------------|------------|--------------|
| Checking/Savings Balance: | 01/31/2017 | \$741,650.91 |
| Reserve Fund/Savings: | 01/31/2017 | 505,276.12 |
| Operating Fund/Savings: | 01/31/2017 | 232,412.77 |
| Operating Fund/Checking: | 01/31/2017 | 3,962.02 |

The Board accepted the Financial Report without question and it will be filed for audit.

MSVA*: Ted Boyett moved to approve the Preferred Supplier Procedure pending legal review. Jim Owen seconded the motion.

MSVA*: Ted Boyett moved to approved Hal Beiler and Bob Muldoon as new members of the Architectural Review Committee. Rebecca Keenan seconded the motion.

MSVA*: John Greene moved to approve the final version of The Springs Handbook. Rebecca Keenan seconded the motion.

Reports presented and posted on the website:

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

The Board agreed to reimburse Judy Bierman \$526.47 for expenses related to her artwork on the benches throughout The Springs. It was announced that the annual Community-wide garage sale will be held on Saturday, March 18, 7-11 am. There will be a Volunteer Appreciation event on Saturday, March 25 with details to follow.

Adjournment: The meeting adjourned at 11:00 a.m.

John Greene, Secretary

**The next regular monthly meeting will be on Tuesday, March 21, 2017 – 9:30 a.m. – Fiesta 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
March 21, 2017 – 9:30 a.m.**

Board Members Present: David Dethmers, President; Rebecca Keenan, Vice President; John Greene, Secretary; Roger Olson, Treasurer; Directors Ted Boyett and Jim Owen. Absent: Michael Ford.

Homeowners Present: 56

Call to Order: President Dethmers called the meeting to order at 9:30 a.m. The roll was taken and a quorum was present. Rick Fillion stood in for Streets Chair, Michael Ford.

MSVA*: Rebecca Keenan moved to approve the agenda. Ted Boyett seconded the motion.

MSVA*: Ted Boyett moved to approve the minutes of February 21, 2017. Roger Olson seconded the motion

Roger Olson presented the financial report:

Treasurer's Financial Report:

| | | |
|---------------------------|------------|--------------|
| Checking/Savings Balance: | 02/28/2017 | \$738,779.29 |
| Reserve Fund/Savings: | 02/28/2017 | 504,930.73 |
| Operating Fund/Savings: | 02/28/2017 | 232,241.95 |
| Operating Fund/Checking: | 02/28/2017 | 1,606.61 |

The Board accepted the Financial Report without question and it will be filed for audit.

MSVA*: Ted Boyett moved to approve proceeding with development of the Preferred Supplier Procedure without legal review. The motion was seconded unanimously.

Reports presented and posted on the website:

| | | |
|----------------|---------|-------------------------------|
| President | ARC | Street, Buildings & Utilities |
| Vice President | Grounds | |

Sandie Stone presented a report on upcoming activities with the Green Valley Council (GVC).

The open forum included discussion regarding the house paint-color policy and President Dethmers announced that the Board will have a general membership meeting to discuss this issue; date and time to be announced as soon as possible.

Adjournment: The meeting adjourned at 11:20 a.m.

John Greene, Secretary

**The next regular monthly meeting will be on Tuesday, April 18, 2017 – 9:00 a.m. – Fiesta 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' Special Meeting
April 5, 2017 – 3:00 p.m.**

Board Members Present: David Dethmers, President; Rebecca Keenan, Vice President; John Greene, Secretary; Roger Olson, Treasurer; Directors Ted Boyett, Michael Ford, and Jim Owen.

Homeowners Present: 74

Call to Order: President Dethmers called the meeting to order at 3:00 p.m. The roll was taken and a quorum was present.

MSVA*: Rebecca Keenan moved to approve the agenda. Ted Boyett seconded the motion.

President Dethmers opened the meeting with clarification of the Board's interpretation of the CC&R's regarding the matter at hand and their position regarding a community-wide poll of the issue.

ARC Chair Ted Boyett reminded the audience of the process that had been conducted and how the ARC had come to its initial decision regarding the paint change request. Proponents and opponents were both invited to speak to the Board.

The audience was advised that the Board had reviewed all responses to the request for input. There were six letters received and 80 emails. Those results indicated 72% for no change; 20% for change; 8% minor modification of the paint policy.

14 members of the audience came up to the microphone to voice opinions. Three members spoke to their desire to change the paint color in The Springs; one members would like some modification to the requirements; and 11 members said that they did not want to change from the one-color, "Hedgehog" policy.

MSVA*: John Greene moved to affirm the Architectural Review Committee's decision to retain the current paint policy. Roger Olson seconded the motion. By show of hands, the motion carried with four "yes" votes, one "no" vote, and one abstention.

Adjournment: The meeting adjourned at 3:45 p.m.

John Greene, Secretary

**The next regular monthly meeting will be on Tuesday, April 18, 2017 – 9:00 a.m. – Fiesta 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
April 18, 2017 – 9:00 a.m.**

Board Members Present: David Dethmers, President; Rebecca Keenan, Vice President; John Greene, Secretary; Roger Olson, Treasurer; Directors Ted Boyett and Michael Ford. Absent: Jim Owen.

Homeowners Present: 19

Call to Order: President Dethmers 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*: Ted Boyett moved to approve the agenda as amended. Roger Olson seconded the motion.

MSVA*: Rebecca Keenan moved to approve the minutes of March 21, 2017, and the special meeting held April 5, 2017. Ted Boyett seconded both motions.

Roger Olson presented the financial report:

Treasurer's Financial Report:

| | | |
|---------------------------|------------|--------------|
| Checking/Savings Balance: | 03/31/2017 | \$707,874.20 |
| Reserve Fund/Savings: | 03/31/2017 | 563,716.79 |
| Operating Fund/Savings: | 03/31/2017 | 138,057.98 |
| Operating Fund/Checking: | 03/31/2017 | 6,099.43 |

It was reported that the Federal and State tax returns have been filed. The 2016 audit has been completed, approved by the Financial Committee, and posted on the website. The Board accepted the Financial Report without question and it will be filed for audit.

MSVA*: Ted Boyett moved to ratify the email vote taken regarding assessments on two properties. John Greene seconded the motion.

Reports presented and posted on the website:

| | | |
|----------------|---------|-------------------------------|
| President | ARC | Street, Buildings & Utilities |
| Vice President | Grounds | |

It was announced that the June potluck has been cancelled due to closure of the SRS Rec Center during the month of June for maintenance.

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

John Greene, Secretary

**The next regular monthly meeting will be on Tuesday, May 23, 2017 – 9:00 a.m. – Fiesta Room
Remember to check The Springs Website: <http://www.thespringshoa.org>
(Cancelled – Next Meeting June 20, 2017)**

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

**The Springs at Santa Rita HOA
Board of Directors' Meeting
June 20, 2017 – 8:30 a.m.**

Board Members Present: David Dethmers, President; Rebecca Keenan, Vice President (via teleconference); Roger Olson, Treasurer; Directors Ted Boyett (via teleconference) and Michael Ford. Absent: John Green and Jim Owen.

Homeowners Present: 11

Call to Order: President Dethmers called the meeting to order at 8:30 a.m. The roll was taken and a quorum was present. Mark Koruga stood in for Grounds Chair, Jim Owen.

MSVA*: Ted Boyett moved to approve the agenda. Roger Olson seconded the motion.

MSVA*: Roger Olson moved to approve the minutes of April 18, 2017. Michael Ford seconded the motion.

Roger Olson presented the financial report:

Treasurer's Financial Report:

| | | |
|---------------------------|------------|--------------|
| Checking/Savings Balance: | 05/31/2017 | \$662,781.41 |
| Reserve Fund/Savings: | 05/31/2017 | 532,007.44 |
| Operating Fund/Savings: | 05/31/2017 | 124,675.30 |
| Operating Fund/Checking: | 05/31/2017 | 6,098.67 |

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

MSVA*: Ted Boyett moved to rescind the Board action of February 2007 requiring that all expenses over \$500 be approved by the Board even if they are in the budget. Roger Olson seconded the motion.

MSVA*: Ted Boyett moved that at end of the fiscal year the Treasurer shall provide all Board members with hard copies of the bank statements from our various financial institutions for their review. Michael Ford seconded the motion.

MSVA*: Roger Olson moved to renew for 18 months the certificate of deposit (Account ending in #7321) at Washington Federal that comes due June 23, 2017. Michael Ford seconded the motion.

Reports presented and posted on the website:

| | | | |
|-----------|-----|---------|-------------------------------|
| President | ARC | Grounds | Street, Buildings & Utilities |
|-----------|-----|---------|-------------------------------|

It was reported that the County performed the final inspection on the Maintenance Shed and it passed. The snake fence in the Nature Park has been completed.

Adjournment: The meeting adjourned at 9:55 a.m.

Jeannie McGaughey, Secretary Pro-Tem

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

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