

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

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

Homeowners Present: 22

Call to Order: Vice President Keenan 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 corrected. Roger Olson seconded the motion.

MSVA*: Jim Owen moved to approve the minutes of June 20, 2017. Roger Olson seconded the motion.

Roger Olson presented the financial report:

Treasurer's Financial Report:

| | | |
|---------------------------|------------|--------------|
| Checking/Savings Balance: | 09/30/2017 | \$614,093.92 |
| Reserve Fund/Savings: | 09/30/2017 | 508,235.64 |
| Operating Fund/Savings: | 09/30/2017 | 93,095.21 |
| Operating Fund/Checking: | 09/30/2017 | 12,763.07 |

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

MSVA*: Roger Olson moved to increase the Disclosure Fee by 8.2 percent to \$325 effective December 1, 2017. Ted Boyett seconded the motion.

Reports presented and posted on the website:

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

The open forum following the business meeting included discussion of the upcoming road resealing. The audience was advised of information posted on the website and maps on each message board. The block captains will distribute maps to those without email addresses on record.

Adjournment: The meeting adjourned at 10:05 a.m.

Jeannie McGaughey, Secretary Pro-Tem

**The next regular monthly meeting will be on Tuesday, November 21, 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
November 21, 2017 – 9:00 a.m.**

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

Homeowners Present: 28

Call to Order: President Dethmers 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 corrected. Rebecca Keenan seconded the motion.

MSVA*: Ted Boyett moved to approve the minutes of October 17, 2017. Rebecca Keenan seconded the motion.

Roger Olson presented the financial report:

Treasurer's Financial Report:

| | | |
|---------------------------|------------|--------------|
| Checking/Savings Balance: | 10/31/2017 | \$601,160.85 |
| Reserve Fund/Savings: | 10/31/2017 | 502,020.12 |
| Operating Fund/Savings: | 10/31/2017 | 94,993.83 |
| Operating Fund/Checking: | 10/31/2017 | 4,146.90 |

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

MSVA*: Ted Boyett moved to approve the revised contract for the ARC Compliance Agent and use it as a basic operating document. Roger Olson seconded the motion.

MSVA*: Roger Olson moved to approve the Finance Committee's recommendation to increase the HOA dues for 2018 to \$500. Ted Boyett seconded the motion.

MSVA*: John Greene moved that, per new Arizona statutes, the ARC be authorized to put together a schedule of fines for various violations and present it to the Board for approval in January. Rebecca Keenan seconded the motion.

MSVA*: Ted Boyett moved to approve the creation of a preferred vendor list for the ARC to assist with compliance resolution. Rebecca Keenan seconded the motion.

MSVA*: Ted Boyett moved that the Board direct the ARC to create a list of preferred vendors and bring it back for Board approval at a future meeting. The list will then be used to assist with compliance resolution. Rebecca Keenan seconded the motion.

Reports presented and posted on the website:

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

Jeannie McGaughey requested that the Board provide her with their annual reports as soon as possible after the end of the year. She also requested volunteers to assist with the annual dues mailing. We will meet in the Fiesta Room on Friday, December 1st, from 10:00 a.m. to noon. Rebecca said that "refreshments will be provided."

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

The Board met in executive session to discuss personnel issues following the general meeting.

John Greene, Secretary

**The next regular monthly meeting will be on Tuesday, December 19, 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
December 19, 2017 – 9:00 a.m.**

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

Homeowners Present: 24

Call to Order: President Dethmers 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. Jim Owen seconded the motion.

MSVA*: Rebecca Keenan moved to approve the minutes of November 21, 2017. Ted Boyett seconded the motion.

Roger Olson presented the financial report:

Treasurer's Financial Report:

| | | |
|---------------------------|------------|--------------|
| Checking/Savings Balance: | 11/30/2017 | \$544,256.36 |
| Reserve Fund/Savings: | 11/30/2017 | 451,828.53 |
| Operating Fund/Savings: | 11/30/2017 | 91,273.34 |
| Operating Fund/Checking: | 11/30/2017 | 1,154.49 |

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

MSVA*: Roger Olson moved to approve the 2018 budget. Ted Boyett seconded the motion.

MSVA*: Rebecca Keenan moved to test the use of Small Claims Court for collection of outstanding dues on a trial basis in 2018 along with sending additional letters and making additional phone calls to delinquent owners before initiating legal action. Jim Owen seconded the motion.

MSVA*: Roger Olson moved to reduce the Operating Reserve account by contributing \$40,000 to the Capital Reserve account at BMO Harris Bank. Rebecca Keenan seconded the motion.

Reports presented and posted on the website:

| | | | |
|-----------|----------------|-----|---------|
| President | Vice President | ARC | Grounds |
|-----------|----------------|-----|---------|

The Board discussed requests to adjust the timing of HOA dues or permit multiple, partial payments. It was agreed that dues payments will remain status quo. Additional information on the subject is available in the President's Report (on the HOA website).

Adjournment: The meeting adjourned at 10:00 a.m.

John Greene, Secretary

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

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