The Springs at Santa Rita HOA
Board of Directors' Meeting
September 25, 2018 – 9:00 a.m.

Board Members Present: Rebecca Keenan, President; Roger Olson, Treasurer; Directors Lee Blahnik and Jim Owen. Present via telecom: Brent Gordy, Vice President and Ted Boyett, Director. Absent: John Greene, Secretary.

Guests: Deputy Joe Kosiorski, GV Fire District; Maureen McCarthy, GVR; Tom Colberg, CardioSparks Alert

Homeowners Present: 24

Call to Order: President Keenan called the meeting to order at 9:07 a.m. The roll was taken and a quorum was present.

MSVA*: Jim Owen moved to approve the agenda. Roger Olson seconded the motion.

MSVA*: Ted Boyett moved to approve the minutes of April 10, 2018. Roger Olson seconded the motion.

Roger Olson presented the financial report.

Treasurer's Financial Report:

Checking/Savings Balance:	8/31/2018	$645,236.36
Reserve Fund/Savings:	8/31/2018	559,763.71
Operating Fund/Savings:	8/31/2018	69,556.23
Operating Fund/Checking:	8/31/2018	15,916.42

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

Reports presented and posted on the website:

President ARC Grounds Streets

MSVA*: Roger Olson moved to reaffirm vote conducted via email and telecom during the summer to increase the Capital Reserve expense for sidewalk repair from $10,000 to $12,105. Lee Blahnik seconded the motion.

MSVA*: Ted Boyett moved to support a request from Sandie Stone to present to the Board at the October monthly meeting a plan and budget for the Springs' Heart Watch Program. Roger Olson seconded the motion.

MSVA*: Ted Boyett moved to have the Streets Committee proceed to obtain additional bids and present to the Capital Reserve Committee a request for funds to repair the front entrance canopy. Jim Owen seconded the motion.

MSVA*: Roger Olson moved to correct the name on the HOA QuickBooks Account #362354932 to "The Springs at Santa Rita Homeowners Association" and appoint Jean McGaughey as Master Administrator. Lee Blahnik seconded the motion.

Lee presented the results from the test conducted regarding once-per-week garbage pickup during this past summer. The report will be published on the website. Roger announced that the Board will vote on the 2019 budget at the regular November Board meeting. Jeannie announced that the 2019 annual meeting will be held on Saturday, January 19 at 3:00 p.m.

Adjournment: The meeting adjourned at 10:50 a.m.

Jeannie McGaughey, Secretary Pro-Tem

The next regular monthly meeting will be on Tuesday, October 9 – 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
October 23, 2018 – 1:00 p.m.

Board Members Present: Rebecca Keenan, President; Roger Olson, Treasurer; Directors Lee Blahnik and Jim Owen. Present via telecom: Brent Gordy, Vice President and Ted Boyett, Director. Absent: John Greene, Secretary.

Guests: Bill Adamson & Steve Anderson, Pima County Parks; Chuck Wunder, GV Fire District; Maureen McCarthy, GVR; Tom Colberg, Heart Watch

Homeowners Present: 28

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

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

MSVA*: Ted Boyett moved to approve the minutes of September 25, 2018. Lee Blahnik seconded the motion.

Roger Olson presented the financial report.

Treasurer's Financial Report:

Checking/Savings Balance:	9/30/2018	$639,890.41
Reserve Fund/Savings:	9/30/2018	560,939.16
Operating Fund/Savings:	9/30/2018	69,884.66
Operating Fund/Checking:	9/30/2018	9,066.59

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

Reports presented and posted on the website:

President ARC Grounds Streets

MSVA*: Ted Boyett moved to establish an ad hoc committee to make short-term and long-term recommendations to the board regarding garbage handling. Roger Olson seconded the motion.

Two presentations were made at the close of the business meeting: (1) Sandie Stone and Tom Colburg regarding the HeartWatch program; and, (2) Bill Adamson and Steve Anderson regarding the Bike Trail proposal. There was a question and answer period following the presentations.

Adjournment: The meeting adjourned at 3:28 p.m.

Rebecca Keenan, President

The next regular monthly meeting will be on Tuesday, November 20 – 1:00 p.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 20, 2018 – 1:00 p.m.

Board Members Present: Rebecca Keenan, President; Roger Olson, Treasurer; Directors Lee Blahnik, Ted Boyett, and Jim Owen. Present via telecom: Brent Gordy, Vice President. Absent: John Greene, Secretary.

Homeowners Present: 38

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

MSVA*: Jim Owen moved to approve the agenda as corrected. Ted Boyett seconded the motion.

MSVA*: Roger Olson moved to approve the minutes of October 23, 2018. Ted Boyett seconded the motion.

Roger Olson presented the financial report.

Treasurer's Financial Report:

Checking/Savings Balance:	10/31/2018	$634,394.41
Reserve Fund/Savings:	10/31/2018	561,995.46
Operating Fund/Savings:	10/31/2018	71,188.27
Operating Fund/Checking:	10/31/2018	1,210.68

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

Reports presented and posted on the website:

President Vice President ARC Finance Committee Grounds Streets

MSVA*: Roger Olson moved to accept the Finance Committee's recommendation that the 2019 HOA dues remain at $500. Lee Blahnik seconded the motion.

MSVA*: Roger Olson moved to accept the Finance Committee's recommendation to increase the disclosure fee from $325 to $350. Ted Boyett seconded the motion.

MSVA*: Roger Olson moved to accept the Finance Committee's recommendation to require two signatures on any check written in excess of $3,500. Lee Blahnik seconded the motion.

MSVA*: Roger Olson moved to approve the 2019 budget as presented by Roger Olson. Lee Blahnik seconded the motion.

MSVA*: Ted Boyett moved to approve include a flyer from WeedBusters with the HOA annual invoice mailing in order to obtain a 10% discount in the HOA contract rate for 2019. Lee Blahnik seconded the motion.

MSVA*: Ted Boyett moved to establish an exploratory committee to evaluate community's interest in a bike/walking trail connecting the Canoa Park with the Anza Trail. Lee Blahnik seconded the motion.

Sylvia Collins announced that we will be decorating the front entrance for the Holidays on Saturday, December 1st, and would like volunteers to meet at the front entrance at 1:00 p.m.

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

Jeannie McGaughey, Secretary Pro-Tem

The next regular monthly meeting will be on Tuesday, December 11, 2018 – 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 11, 2018 – 9:00 a.m.

Board Members Present: Rebecca Keenan, President; Brent Gordy, Vice President; Roger Olson, Treasurer; Directors Lee Blahnik, Ted Boyett, and Jim Owen. Absent: John Greene, Secretary.

Homeowners Present: 22

Guests: Fire Chief Chuck Wunder, Carter Newman, MD, Univ. of Ariz. and Taylor Payson

Call to Order: President Keenan called the meeting to order at 9:02 a.m. The roll was taken and a quorum was present. Rebecca announced that John Greene had to step down as secretary and the Board thanks him for his contribution and wishes him well.

MSVA*: Ted Boyett moved to approve the agenda. Lee Blahnik seconded the motion.

MSVA*: Roger Olson moved to approve the minutes of November 20, 2018. Ted Boyett seconded the motion.

Roger Olson presented the financial report.

Treasurer's Financial Report:

Checking/Savings Balance:	11/30/2018	$626,608.33
Reserve Fund/Savings:	11/30/2018	562,368.61
Operating Fund/Savings:	11/30/2018	56,841.05
Operating Fund/Checking:	11/30/2018	7,398.67

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

Reports presented and posted on the website:

President Vice President ARC Grounds Streets

MSVA*: Ted Boyett moved to approve the formation of a standing committee chaired by Sandie Stone for the HeartWatch program. The committee will report to the Vice President and will have a financial plan to present to the board at the January 8, 2019, monthly meeting. Lee Blahnik seconded the motion.

MSVA*: Roger Olson moved to transfer a total of $30,000 from the Operating Fund to the Capital Reserve fund by year end. Ted Boyett seconded the motion.

MSVA*: Ted Boyett moved to post a "No Solicitations" sign at the front entrance. Roger Olson seconded the motion. The motion passed with one abstention.

Doug Cosby announced that the 2019 Picnics in Perry Park will be on January 27, February 17, and March 17.

Jeannie McGaughey asked for volunteers to help stuff envelopes for the annual meeting mailing on Friday, December 28, at 10:00 a.m., in the Fiesta Room.

Adjournment: The meeting adjourned at 10:55 a.m.

Jeannie McGaughey, Secretary Pro-Tem

The next regular monthly meeting will be on Tuesday, January 8, 2019 – 9:00 a.m. – Fiesta Room
Remember to check The Springs Website: http://www.thespringshoa.org

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