

MOTIONS & VOTES 2004

THE SPRINGS BOARD OF DIRECTORS MEETING 9 February 2004

Architectural Review -

MOTION: Made and seconded to buy four "for sale by owner/open house" signs for not more than \$400, to be used by residents of the Springs, providing they pay a \$100 deposit. Motion passed.

THE SPRINGS BOARD OF DIRECTORS MEETING 1 March 2004

Streets and Buildings -

MOTION: To give the committee authorization to install a speed bump by the gate house to provide increased safety for people going to the HOA office and to do whatever is necessary with the existing speed bumps. Motion passed.

Lee presented an HOA Street and Sidewalk Use Policy for consideration by the board. It calls for homeowner responsibility for the area in front of their home when having landscaping or remodeling work done.

MOTION: Made and seconded to accept the Street and Sidewalk Use Policy as written to be added to the CC&Rs. Motion passed.

Lee also presented a revised CC&R Rules Enforcement Policy that was passed by the prior board. The following items were added or changed: In Step One: A copy of the letter will be provided to each board member, preferably by e-mail. The HOA office address and phone number shall be included in the letter for the homeowner to respond to if they wish. In Step Two: Policy should also state that the Warning letter will be sent by certified mail, not registered mail, with a signature required. In Step Three: the Policy should say the letter that describes legal action will also be sent by certified mail, not registered mail. Both Step Two and Step Three also include the e-mail notification and address and phone number clauses as stated in Step One.

MOTION: Made and seconded to accept these revised Policy changes. Motion passed.

MOTION: Made and seconded to allocate \$2,000 for a new computer and software for the HOA office. Motion passed.

THE SPRINGS BOARD OF DIRECTORS MEETING 3 May 2004

MOTION: Lee Huey made a motion to pay up to \$3,000 to pave the entrance to the park off of Wolf Run Road. Ron Shaffer seconded the motion. Motion was approved.

THE SPRINGS BOARD OF DIRECTORS MEETING June 22, 2004

MOTION: Mr. Kearns moved, seconded by Mr. Huey to have Mr. Honmyhr proceed with the Association Reserves proposal and get the study scheduled with the cost of \$1710 and the 8 week turnaround option. This was the least expensive option. Motion carried.

THE SPRINGS BOARD OF DIRECTORS MEETING 13 September 2004

Amend Parking Policy – Tom Honmyhr-- An amended parking policy was presented.

MOTION: Paul Walter made a motion, seconded by Mike Kearns, to approve the amended policy. The motion passed.

CC&R Rules Enforcement Policy – Tom Honmyhr--An amended rules and enforcement policy was presented.

MOTION: Paul Walter made a motion, seconded by Connie Fish, to approve the amended policy. The motion passed.

Reimbursement Policy – Tom Honmyhr-- A Springs Administrative Reimbursement Policy was presented.

MOTION: Paul Walter made a motion, seconded by Mike Kearns, to approve the policy. The motion passed.

The Springs Private Property Tree Policy was presented.

MOTION: Paul Walter made a motion, seconded by Ron Shaffer, to approve the policy. There was discussion on the policy. Tom Honmyhr suggested that we table the motion until the next board meeting. The board members agreed.

THE SPRINGS BOARD OF DIRECTORS MEETING November 16, 2004

Reserve Study - Paul Walter explained the modifications that were done to the reserve study. Some items were moved to the budget, other items had decreased costs or increased life and other items were deleted. Because of these modifications the HOA is 48% funded instead of the 27% that was projected from the original reserve study. He discussed the HOA Reserve Components for 2005.

MOTION: Made by Gene McGaughey and seconded by Ron Shaffer to implement the reserve study done by Association Reserves Arizona, LLC.

THE SPRINGS BOARD OF DIRECTORS MEETING December 6, 2004

MOTIONS & VOTES 2005

THE SPRINGS BOARD OF DIRECTORS MEETING February 7, 2005

MOTION was made by Mike Kearns, and seconded, to accept the bid of Wiese Painting Contractors for \$15,289.00. This includes repair, new caps, paint, clean up, traffic control plus painting the entry gate and fence, fountain, and under the roof; all with a 3-year guarantee. Paul Walter suggested the figure be raised to \$15,500 to cover contingencies. The motion to accept the bid and allot \$15,500 was approved.

Richard Olson asked about seal coating the new access path at the south end of the park. After some discussion,

MOTION by Ron Shaffer, which was seconded, to authorize \$100 to get material to seal the walk. During discussion, it was amended to raise the amount to \$200. The motion was approved as amended.

THE SPRINGS BOARD OF DIRECTORS MEETING March 7, 2005

Treasurer's Report: MOTION by Paul Walter: "Any new, non-recurring expense exceeding \$250 must be approved by the HOA Board." Motion carried.

Grass Park Conversion:

MOTION by Paul Walter: "We accept the proposal of the Committee and ask it continue the work to convert the 3 areas to desert landscaping." He said it would be within the tolerance of the budget. There was discussion about specific design details, i.e. providing mounds, cacti, paths, and it was agreed that this would be done as soon as possible. Doug Kile asked that the rock be a muted, darker shade. Motion carried.

HOA Insurance Coverage: Joe Barton gave a report on HOA insurance coverage. The By-laws and CC&R's have been reviewed and it was found we are not in compliance (see attached). We will need to amend the By-laws and make adjustments to our insurance package. Workers Comp is recommended for our Gardener and Office Manager. The CC&R's require a Fidelity bond. To summarize, it may mean an additional \$1,000 a year.

MOTION by Paul Walter: "We accept these recommendations of the Insurance Committee and enable them to move forward on the insurance requirements." Motion carried.

THE SPRINGS BOARD OF DIRECTORS MEETING April 4, 2005

Gene McGaughey presented the Board with a proposed generic letter (attached) to become the standard format to be used when informing homeowners that changes are required to conform with the CC&R's. Mike Kearns suggested that 14 days be the response time for weed problems.

MOTION by Paul Walter: The Board will use this form letter when enacting enforcement policies in the CC&Rs for all violation notices. Motion carried.

MOTION by Paul Walter: A quarterly inspection will be made of the Springs to identify violations of the CC&R's. Motion passed.

MOTION by Richard Olsen: The Springs policy will be that we have our park path be for walking only, no bicycles or roller blades, and signs will be posted at each entrance." Motion passed.

MOTION by Paul Walter: It is the Springs policy that the Picnic Park is not to be used as an area for animals to relieve themselves. Motion passed.

THE SPRINGS BOARD OF DIRECTORS MEETING May 2, 2005

MOTION by Floyd Parker on the changes in the By-Laws re definition of a quorum: "The Board of Directors approve these documents to be sent out on June 1 for resolution on June 29" Motion was seconded and passed.

MOTION by Paul Walter to install a "No Dumping" sign near the dumpster. Motion was seconded and passed.

A sample of the second generic letter to be sent out to homeowners who are violating the CC&R's was reviewed. Gene McGaughey explained the need and asked that this letter to be approved. It was suggested that we add the wording, "plus a service fee" to the sentence ending with "forward the cost to you."

MOTION by Paul Walter: "To accept the second letter as amended."

Cindy Misiewicz suggested that we include a picture of the violation with the second letter.

AMENDMENT TO THE MOTION by Paul Walter

"We include a picture of the violation with the second letter." Both the Motion and the Amendment to the Motion were seconded and approved.

MOTION by Mike Kearns:

"Remove the speed bumps at the entrance to the Springs." Motion was seconded and passed.

The Springs Board of Directors Meeting August 1, 2005

MOTION: made by Ron Shaffer, seconded by Mike Kearns, to approve the modification list provided by the Reserve Study that adds Gatehouse Repair and Replenishment for several granite parks. The motion was approved.

MOTION: by Paul Walter and seconded by Floyd Parker to table the discussion of the tree policy until next month. Motion passed.

Light Bulb – The following is the policy change: Address fixtures are to be illuminated. A group of HOA volunteers are checking for burned out bulbs and replacing them. Only 25 watt yellow bug lights are to be used. Contact the HOA office or light bulb replacement chairman if a light bulb is burned out. Defective light fixtures are the responsibility of the homeowners and must be promptly repaired.

MOTION: by Paul Walter and seconded by Mike Kearns to approve the light bulb policy change. Motion passed.

MOTION: by Ron Shaffer to rescind the motion that was passed to remove the speed bumps. Floyd Parker seconded this new motion and it passed.

The Springs Board of Directors Meeting September 5, 2005

MOTION by Mike Kearns: Flagpole length shall not exceed 6 feet and can only be displayed above the garage door or in the entryway. Flagpoles on portable platforms or on concrete pads in yards are not permitted. Motion passed.

The Springs Board of Directors Meeting October 3, 2005

MOTION by Floyd Parker: It shall be the policy of The Springs Homeowners Association that no individual or committee shall exceed a previously approved budget amount, nor expend or obligate funds that have not been budgeted without the prior approval of the Homeowners Association Board of Directors at a regular meeting of the Board, or at a special meeting of the Board called for that purpose. There was discussion about the need for flexibility within the budget. Motion passed.

The Springs Board of Directors Meeting November 7, 2005

The Springs Board of Directors Meeting December 5, 2005

MOTION: That the Board approve The Springs at Santa Rita Private Lot Tree/Plant Policy dated 12/05/05. Motion was seconded and passed.

MOTION: That the Board approve The Springs at Santa Rita HOA Common Grounds Tree/Plant Policy dated 12/05/05. Motion was seconded and passed.

MOTION: We approve of this response to Floyd Parker, that we have revisited the paint policy and find it to be correct and support the amended clarifying policy provided by the ARC. Motion was seconded and passed.

MOTIONS & VOTES 2006

The Springs Board of Directors Meeting February 7, 2006

MOTION: "That the Streets Committee (Jim Rusk) look into the possibility of putting up some posts with a chain across to limit access to this open road at the South Gate area into our development." Moved by VP Mary Yager and seconded. Motion passed.

The Springs Homeowners Association Business Meeting March 7, 2006

MOTION: A motion was made by Dick D'Angelo and seconded by Paul Walter. The motion states: When an ARC request is filed by a "complainant", the "offender" is to be notified. Once the ARC decision is made, both parties receive the decision. If either party files an appeal, both parties will be notified of the time and date of the Board hearing. After discussion Mr. D'Angelo removed the motion and Mr. Walter removed the second. Mr. D'Angelo and Mr. Walter will present the motion as an HOA Policy to the Board next month.

MOTION: Motion was made by Jim Rusk and seconded by Paul Walter to purchase a 10 horsepower shredder with tow kit for \$671.42. After discussion the motion was tabled until Ms. Armenta could check out the option of renting and also the brand of the shredder.

The Springs Board of Directors Meeting May 2, 2006

Membership Appeals Policy -- Dick D'Angelo stated that a resident has the right to appeal to the Board and all the people involved need to be invited to attend the meeting regarding this appeal. His motion reads:

MOTION: "Move that we add to the HOA Rules and Regulations a policy that reads as follows: In response to a request for an appeal hearing to the HOA Board of Directors based upon a board decision or any HOA committee decision, all parties involved will be advised, in writing, of the hearing and will be invited to attend such hearing." M/S/C

The Springs Board of Directors Meeting August 1, 2006

MOTION: "Move that we add a plastic box by the entrance area kiosk for meeting minutes, that this be the ONLY place for HOA Board Minutes to be posted (other than the website)." M/S/C

MOTION: "Move that we change the size of ad postings in our front kiosk bulletin box to a 4x6 inch size limitation." M/S/C

The Springs Board of Directors Meeting September 5, 2006

The Springs Board of Directors Meeting October 3, 2006

MOTION: "To rescind Board policy on page 18 (CC&R Article 13.5) dated 3/10/03 because it is confusing." M/S/C

The Springs Board of Directors Meeting November 6, 2006

MOTION: "That The Springs at Santa Rita HOA join GVCCC." M/S/C

The Springs Board of Directors Meeting December 5, 2006

MOTIONS & VOTES 2007

The Springs Board of Directors Meeting January 8, 2007

MOTION: "Be it Resolved that the Common Grounds Committee has the authority to make a reasonable determination of the obvious boundary between private lot and common area for the purpose of but not limited to landscaping activities."
M/S/C

HOA-Board of Directors Regular Meeting Minutes - March 8, 2007

Motion: The motion was made and seconded. The word "significantly" be added to the Tree Policy-Common Grounds. Motion passed.

The third line of the policy reads - These trees are most likely to be at issue when the owner's views are restricted.

The policy has been changed to read - These trees are most likely be at issue when the owner's views are significantly restricted.

Motion: Motion was made and seconded. To require all HOA Board Member to sign the waiver was approved. Motion passed.

Motion: Motion was made and seconded. Before a contract is executed, all contractors must have a Certificate of Insurance, or acknowledge the contractor doesn't have insurance, and have HOA Board approval. Motion passed 5 to 1.

The Springs at Santa Rita HOA -- Board of Directors Regular Meeting February 8, 2007

MOTION: “Expenditures over \$500, even though they are in the budget, must be approved by the HOA Board. This does not include utilities, contracts already approved, and office manager expenses.” M/S/C

MOTION: “That we approve \$650 to purchase a new 5x8 trailer for the Grounds Committee.” M/S/C

The Springs at Santa Rita HOA Business Meeting April 12, 2007

Motion: Harold Moberly made a motion to accept the mailing of the new Violation Alert postcard as a first step. Bernie Serek seconded. Motion Passed.

Motion: Made by Paul Walter to accept the recommendation from the Reserve Committee, Increase the contribution to the reserve fund this year by \$22,000 and by 5% each year after until 2020 and then cutback to 2.25%. Raise annual fees in 2009 by 20% to \$513. Jim Rusk seconded the motion. A discussion followed. Motion passed.

The Springs at Santa Rita HOA Business Meeting June 14, 2007

The Springs at Santa Rita HOA Business Meeting July 12, 2007

The Springs at Santa Rita HOA Business Meeting September 24, 2007

Motion: Paul made a motion to postpone the completion of the revision of the CC&R's and Bylaws. Harold seconded. The Motion passed.

Motion – Paul made a motion to accept the modified HOA Annual Dues Policy. Cindy M. seconded. The motion passed.

Motion – Jim Rusk made a motion regarding realtor signs stating that the total height permitted would be 36 inches including sign and post. Cindy M. seconded. The motion passed.

The Springs at Santa Rita HOA Business Meeting October 26, 2007

Motion – Paul Walter made a motion to rescind the paragraph on page 11 in the handbook, “Exterior Alterations – Approved, Feb. 2003; Owners are advised that any exterior change requires HOA Board approval, even if others have already made such changes. The Board has begun to fine owners who make such changes without prior approval. The Board has authority to order the removal of unapproved additions or alterations.” Harold Moberly seconded. The motion passed.

The Springs at Santa Rita HOA Business Meeting November 8, 2007

The Springs at Santa Rita HOA Monthly Business Meeting December 13, 2007

MOTIONS & VOTES 2008

The Springs at Santa Rita HOA Board of Directors' Meeting February 1, 2008

THE SPRINGS AT SANTA RITA HOA BOARD OF DIRECTORS' MEETING March 7, 2008

MSVA*: Paul Walter moved to have Kaye Gray call our Attorney and have her draw-up the necessary papers for the dissolution of the LLC. Lance Johnson seconded the motion.

MSVA*: Joe Barton moved to accept the contract, pending review of the company's references, from Tucson Asphalt for \$35,505.09 by March 14th for resealing the streets. Paul Walter seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting April 4, 2008

MSV**: Lance Johnson moved to reorganize the Reserve Committee by appointing a non-Board Member as President, with the Grounds Committee Chair, Streets Committee Chair, and three non-Board members serving on the Reserve Committee. The HOA Treasurer will serve as Advisor to the Committee. Joe Barton seconded the motion. The motion was not approved.

MSVA*: Paul Walter moved to approve selling the small ATV trailer. Bernie Serek seconded the motion.

MSVA*: Paul Walter moved to pay our Attorney to complete the CC&Rs and By-Laws, and draw-up papers for the dissolution of The Springs LLC. Bernie Serek seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting May 2, 2008

MSVA*: Bernie Serek moved to establish an Advisory Committee composed of past HOA Presidents, and/or former Board Members. The Committee will (1) Develop a management procedure manual outlining board operation procedures, and (2) Serve in an advisory capacity as needed. Joe Barton seconded the motion.

MSVA*: Bernie Serek moved to establish an Audit Committee composed of three to five non-board members. The function of the Committee is to set-up a separation in handling funds suitable for a small office. The Committee will (1) Develop a financial procedure for the handling of the HOA banking to provide oversight and supplement the handling of banking duties, and (2) Develop an investment policy for HOA funds. Larry Urbine seconded the motion.

The Springs at Santa Rita HOA Special Board of Directors' Meeting May 8, 2008

**The Springs at Santa Rita HOA
Board of Directors' Meeting July 1, 2008 (No June Meeting)**

MSVA*: Larry Urbine moved to request that our Attorney change the information in delinquent homeowner's letters to comply with the state statute. Joe Barton seconded the motion.

**The Springs at Santa Rita HOA
Board of Directors' Meeting September 5, 2008 (No August Meeting)**

**The Springs at Santa Rita HOA
Board of Directors' Meeting September 23, 2008**

**The Springs at Santa Rita HOA
Board of Directors' Meeting October 3, 2008**

MSVA*: Motion was made and seconded to note the change in Arizona statute that permit "For Sale" real estate signs, does not include "For Rent" or "For Lease". Owners displaying "For Rent" signs will be notified to remove the signs.

**The Springs at Santa Rita HOA
Board of Directors' Meeting November 7, 2008**

MSVA*: Motion to accept the new revision of the By-laws and CC&R's and distribute copies to HOA owners for approval.

MSVA*: Motion to withdraw membership from GVCCC as of 12/31/08. (This budget item will be used to meet the expected \$5.00 per member Masters Association dues 2009 assessment.)

**The Springs at Santa Rita HOA
Board of Directors' Meeting December 5, 2008**

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

MOTIONS & VOTES 2009

The Springs at Santa Rita Board of Directors Meeting January 13, 2009

MSVA*: Bernie Serek moved to accept the following ARC Resolution. •RESOLUTION: The Weed & Overhang Committee send only one First Class traceable letter. The letter shall include language describing the existing conditions (a picture may be included) which violates CCR&E Article 9 and date of violation. In addition, the letter shall say they have 10 business days after the date of notice to correct the violation or respond in writing, after which if not corrected, the Association will correct the problem at Homeowner's expense using the authority of CCR&E Article 9.4 and the Owner shall be required to reimburse the Association all costs and fees. Further, the letter shall contain the first & last name of the person observing the violation. Joe Barton seconded the motion.

MSVA*: Bernie Serek moved to have Board prepare and send, with President's signature, notification letter by Certified Mail to Waste Management of our intent not to renew their existing contract. The letter should be sent after March 3, 2009. Lance Johnson seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting February 3, 2009

MSVA*: Bernie Serek moved to dedicate Perry Park at the Volunteers' Appreciation Picnic on March 28. Neysa Dickey seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting March 3, 2009

MSVA*: Neysa Dickey moved to adopt the "Community-Wide Standards" Non-Compliance Form Letter to notify Homeowners when there is a violation. Bernie Serek seconded the motion

MSVA*: Joe Barton moved to approve the pet policy "Pets are not allowed in Perry Park which is a designated picnic park located between Camino Del Cefiro and Avenida de los Solmos streets. Bernie Serek seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting April 7, 2009

MSVA*: Bernie Serek moved to approve that a contract be established with Saguaro Environmental Services when our contract with Waste Management expires. Joe Barton seconded the motion.

MSVA*: Lance Johnson moved to send a Certified Letter to Waste Management notifying them we are canceling our contract with them when the current contract expires. Carol Schmelz seconded the motion.

**The Springs at Santa Rita HOA
Board of Directors' Meeting May 5, 2009**

MSVA*: Lance Johnson moved to authorize the President and Vice President to enter into any and all agreements concerning the easements for construction of the frontage road dependent upon a number of things--the first being positive responses from our Attorney, and others being satisfactory answers to concerns raised at this Board meeting. Neysa Dickey seconded the motion.

**The Springs at Santa Rita HOA
Board of Directors' Meeting September 16, 2009**

MSVA*: Joe Barton moved to authorize up to \$1,000 to hire Karen Cesare, Landscape Architect, Novak Environmental, Inc., to evaluate the Santa Rita Springs HOA owner and common grounds landscaping in order to help the Board of Directors establish and define "community-wide standard" as required by the CC&Rs. The report on the findings of the HOA community-wide standard should also note any properties that do not meet this standard, and suggest remedies to bring those properties up to the standard. Connie Fish seconded the motion.

MSVA*: Joe Barton moved to authorize The Springs Architectural Review Committee (ARC) to use the report from Karen Cesare, Novak Environment, Inc., to establish a "community-wide standard" by which properties within the Association can be evaluated to determine when any corrective action might be needed. Connie Fish seconded the motion.

**THE SPRINGS AT SANTA RITA HOA
BOARD OF DIRECTORS' MEETING October 9, 2009**

MSVA*: Bernie Serek moved that violations of Governing Documents may be subject to an initial fine of \$25.00. Continued or repeated violations shall be subject to additional fines, amount to be determined by the Board of Directors. Neysa Dickey seconded the motion.

The above provisions do not apply to delinquent payment of annual HOA dues. Those procedures and fines have been established by the State of Arizona.

**THE SPRINGS AT SANTA RITA HOA
BOARD OF DIRECTORS' MEETING November 3, 2009**

MSVA*: Based on the ARC report, Neysa Dickey moved to delete the paragraph entitled Trees and Hedges on Page 4 of The Springs at Santa Rita HOA Handbook., and to include the revised section as presented by the ARC (and corrected by the Board) on Page 11 following the section entitled Doors, Metal Gates and Wood Beams. (see ARC 11/09 report for details.) Bernie Serek seconded. The motion carried.

MSVA*: Bernie Serek moved that all activities sanctioned by the HOA must have prior Board approval. Neysa Dickey seconded. The motion carried.

**THE SPRINGS AT SANTA RITA HOA
BOARD OF DIRECTORS' MEETING November 9, 2009**

**THE SPRINGS AT SANTA RITA HOA
BOARD OF DIRECTORS' MEETING December 1, 2009**

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

MOTIONS & VOTES 2010

The Springs at Santa Rita HOA Board of Directors' Meeting January 5, 2010

MSVA*: Lance Johnson moved to notify the six Homeowners, North of Pelotita and West of the walking trail entrance, that The Springs Grounds Committee will no longer maintain the property located between their homes and the trail. Neysa Dickey seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting February 2, 2010

MSVA*: Joe Misinski moved to amend the late fee date for 2010 to January 24 and the date to turn accounts into collection to March 1. Joe Barton seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting March 2, 2010

MSVA*: Lance Johnson moved that the Board notify our attorney that we wish to move ahead to establish a court date for the ongoing litigation. The intent is to obtain a court order to enter property so that it can be brought into ARC compliance. Bernie Serek seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting April 6, 2010

The Springs at Santa Rita HOA Board of Directors' Meeting May 4, 2010

The Springs at Santa Rita HOA Board of Directors' Meeting September 7, 2010

The Springs at Santa Rita HOA Special Board of Directors' Meeting September 10, 2010

MSVA*: Bernie Serek moved that the Board cease any further action with respect to an appeal of Judge Lee's ruling dated June 30, 2010. Joe Misinski seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting October 5, 2010

**The Springs at Santa Rita HOA
Board of Directors' Meeting November 2, 2010**

MSVA*: Bernie Serek moved The Springs HOA consider rejoining GVCCC. Joe Misinski seconded the motion.

MSVA*: Joe Misinski moved that The Springs at Santa Rita HOA establish a disclosure fee for the purpose of providing new owners with copies of the Community documents, including the CC&Rs, the HOA By-laws and the Policy Manual as provided under A.R.S Section 33-1806(c) This disclosure fee shall be \$125.00. Bernie Serek seconded the motion.

**The Springs at Santa Rita HOA
Board of Directors' Meeting December 7, 2010**

MSVA*: Bernie Serek moved The Springs HOA rejoin GVCCC. Joe Misinski seconded the motion.

MSVA*: Bernie Serek moved to approve the corrected draft of the Handbook. Lance Johnson seconded the motion.

MSVA*: Bernie Serek moved to reduce the Board of Directors from nine (9) members to seven (7). Carol Schmelz seconded the motion.

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

MOTIONS & VOTES 2011

**The Springs at Santa Rita HOA
Board of Directors' Meeting January 4, 2011**

MSVA*: Bernie Serek moved that any ballot with more than one vote per candidate will be counted as one vote unless the votes cast total more than three. If there are more than three votes are on the ballot, it will be considered void. Lance Johnson seconded the motion.

MSVA*: Lance Johnson moved to extend the deadline to commence late fee charges associated with the annual HOA dues from January 10th to 48 hours after the annual membership meeting. Phillis Hiraga seconded the motion.

**The Springs at Santa Rita HOA
Board of Directors' Meeting February 1, 2011**

**The Springs at Santa Rita HOA
Board of Directors' Meeting February 12, 2011**

**The Springs at Santa Rita HOA
Board of Directors' Meeting March 12, 2011**

MSVA*: Sandie Stone moved to approve the (attached) forms consisting of initial notifications, letters #1 and #2, and a walk around form as prepared and presented by the ARC Ad Hoc Committee. Joe Barton seconded the motion.

**The Springs at Santa Rita HOA
Board of Directors' Meeting April 9, 2011**

**The Springs at Santa Rita HOA
Board of Directors' Meeting May 14, 2011**

MSVA*: Sandie Stone moved to accept the changes to the ARC letters recommended by our attorney. Susan Olsen seconded the motion.

MSVA*: Susan Olsen moved to approve a letter by the HOA President entitled "Nature Park Concerns" that will be mailed out to all homeowners regarding unauthorized pruning and tree removal in all common areas. Joe Barton seconded the motion.

MSVA*: Joe Barton moved to approve installation of a 4-way stop at the corners of Camino Del Golfista and Camino Del Heroe. Susan Olsen seconded the motion.

**The Springs at Santa Rita HOA
Board of Directors' Meeting September 10, 2011**

**The Springs at Santa Rita HOA
Board of Directors' Meeting October 8, 2011**

MSVA*: Joe Barton moved to approve the purchase of a Brother 9120 CN printer for \$400, an AT&T phone for \$75 and a Sony Digital Flash Voice Recorder for \$80. Sandie Stone seconded the motion.

**The Springs at Santa Rita HOA
Board of Directors' Meeting November 12, 2011**

**The Springs at Santa Rita HOA
Special Board of Directors' Meeting November 18, 2011**

**The Springs at Santa Rita HOA
Board of Directors' Meeting December 10, 2011**

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

MOTIONS & VOTES 2012

The Springs at Santa Rita HOA Board of Directors' Meeting January 7, 2012

MSVA*: Sandie Stone moved that the Board approve the ARC contract with Gene McGaughey on a trial basis for one year for \$4,420; the money to come out of the Operating Budget Reserve. Joe Barton seconded the motion. The motion was approved with two "nays."

The Springs at Santa Rita HOA Board of Directors' Meeting February 4, 2012

MSVA*: Joe Barton moved to approve the revised ARC request form. Steve Gilbert seconded the motion.

MSVA*: Susan Olsen moved to authorize the Grounds Committee to purchase and install a new pump and make fountain repairs at a cost not to exceed the budgeted \$700. Steve Gilbert seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting March 3, 2012

MSVA*: Lance Johnson moved that it be resolved that the Nature Path will be maintained as a walking path. Joe Barton seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting April 7, 2012

MSVA*: Lance Johnson moved approve the new Nature Park Master Plan. Joe Barton seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting May 5, 2012

The Springs at Santa Rita HOA Board of Directors' Meeting June 25, 2012

The Springs at Santa Rita HOA Board of Directors' Meeting September 8, 2012

MSVA*: Joe Barton moved that to accept the TEP contract for temporary and permanent easement for which they will pay us \$5,000. Susan Olsen seconded the motion and it passed with one abstention

MSVA*: Susan Olsen moved to submit an application to the Internal Revenue Service for tax exempt status under IRS Code Section 501(c)(4), at a cost of \$850. Steve Gilbert seconded the motion.

The Springs at Santa Rita HOA

Board of Directors' Meeting October 6, 2012

MSVA*: Steve Gilbert moved to add a 25% service charge to the actual cost of contracting remediation of ARC non-compliance situations. Joe Barton seconded the motion. The motion passed with one "nay."

MSVA*: Paul Dittmer moved that the number of directors remain at seven (7) for 2013. Susan Olsen seconded the motion.

MSVA*: Steve Gilbert moved to revise the Handbook to include changes in the flag pole and political signs policies to conform to the 2012 AZ Legislative Update. Joe Barton seconded the motion. The revisions will be posted on the website and provided to homeowners upon request.

**The Springs at Santa Rita HOA
Board of Directors' Meeting November 3, 2012**

MSVA*: Joe Barton moved to award the streets contract to Sunland Asphalt. Steve Gilbert seconded the motion. The motion was approved with two "nays."

MSVA*: Lance Johnson moved that the Board send a notice of opposition to zoning variances in regard to the hospital construction to the County Zoning Board. Steve Gilbert seconded the motion.

**The Springs at Santa Rita HOA
Board of Directors' Meeting December 8, 2012**

MSVA*: Lance Johnson moved regarding trees poisoned in the Nature Park, the smaller trees will be replaced by live trees and the larger trees will be left standing and will be maintained as snags. Howard Bryan seconded the motion.

MSVA*: Joe Barton moved to budget for GVC dues but withhold 2013 payment pending evaluation of the value of the service. Steve Gilbert seconded the motion.

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

****MSVF—**Motion made, seconded, voted, and failed.

MOTIONS & VOTES 2013

The Springs at Santa Rita HOA Board of Directors' Meeting January 12, 2013

MSVA*: Lance Johnson moved to pay the 2013 GVC dues without delay and retain membership in this organization. Paul Dittmer seconded the motion.

The Springs at Santa Rita HOA Special Board of Directors' Meeting January 16, 2013

The Springs at Santa Rita HOA Board of Directors' Meeting February 9, 2013

MSVA*: Howard Bryan moved to accept the current TEP proposal for a secondary easement. Joe Barton seconded the motion.

MSVA*: Howard Bryan moved that the net proceeds received from the TEP and other easements be used to fund the completion of the barrier wall south of Blue Fox. Joe Barton seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting March 9, 2013

The Springs at Santa Rita HOA Board of Directors' Meeting April 13, 2013

MSVF**: Paul Dittmer moved to accept the Front Office Committee's recommendation to leave the HOA office at its present location and install rumble strips and pedestrian signage at the front entrance. Steve Gilbert seconded the motion. The committee will look into other methods to slow traffic through the entrance area.

The Springs at Santa Rita HOA Board of Directors' Meeting May 11, 2013

The Springs at Santa Rita HOA Board of Directors' Meeting September 14, 2013

The Springs at Santa Rita HOA Board of Directors' Meeting October 12, 2013

MSVA*: Joe Barton moved that The Springs Board reject the idea of mutually sharing the cost of the lights at our entrance and Pecan Valley. Howard Bryan seconded the motion.

MSVA*: Steve Gilbert moved to approve a request from the Grounds Committee to purchase a wood chipper; cost not to exceed \$3,500. Joe Barton seconded the motion.

MSVA*: Joe Barton moved to approve the purchase of a new entry system from Signal Gates at a cost of \$2,997. Steve Gilbert seconded the motion.

MSVA*: Steve Gilbert moved to accept the 3rd letter in the ARC enforcement process as presented. Joe Barton seconded the motion.

MSVA*: Steve Gilbert moved to change the wording in The Springs Handbook, Page 15, Enforcement Step 3, last paragraph to read: "Violations of Governing Documents may be subject to a fine; the amount to be determined by the Board. Continued or repeated violations shall be subject to additional fines." Howard Bryan seconded the motion.

**The Springs at Santa Rita HOA
Board of Directors' Meeting November 9, 2013**

**The Springs at Santa Rita HOA
Board of Directors' Meeting December 14, 2013**

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

** **MSVF**—Motion made, seconded, voted, and failed.

MOTIONS & VOTES 2014

**The Springs at Santa Rita HOA
Board of Directors' Meeting January 13, 2014**

MSVA*: Howard Bryan moved to change the date to charge late payment of dues to the 10th day of the month following the annual meeting and to turn accounts over for lien processing on the first of the month following the late payment date. Steve Gilbert seconded the motion.

**The Springs at Santa Rita HOA
Board of Directors' Meeting February 10, 2014**

**The Springs at Santa Rita HOA
Board of Directors' Meeting March 10, 2014**

**The Springs at Santa Rita HOA
Board of Directors' Meeting April 14, 2014**

**The Springs at Santa Rita HOA
Board of Directors' Meeting May 5, 2014**

**The Springs at Santa Rita HOA
Board of Directors' Meeting October 13, 2014**

MSVA*: Roger Olson moved to eliminate the ballot box at our annual meeting per the advice of the HOA's attorney. All ballots will have to be mailed in or dropped off at the HOA office and received one week prior to the annual meeting. Joe Barton seconded the motion.

MSVF*: Howard Bryan moved to discontinue issuing sidewalk parking notices to personal vehicles and issue notices to commercial vehicles only. Roger Olson seconded the motion. Motion was defeated.

**The Springs at Santa Rita HOA
Board of Directors' Meeting November 10, 2014**

**The Springs at Santa Rita HOA
Board of Directors' Meeting December 8, 2014**

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

** **MSVF**—Motion made, seconded, voted, and failed.

MOTIONS & VOTES 2015

**The Springs at Santa Rita HOA
Board of Directors' Meeting January 13, 2015**

**The Springs at Santa Rita HOA
Board of Directors' Meeting February 10, 2015**

MSVA*: Steve Gilbert moved to accept the updated Master Landscaping Plan with changes as suggested at the meeting. Joe Barton seconded the motion.

**The Springs at Santa Rita HOA
Board of Directors' Meeting March 10, 2015**

**The Springs at Santa Rita HOA
Board of Directors' Meeting April 14, 2015**

**The Springs at Santa Rita HOA
Board of Directors' Meeting May 12, 2015**

MSVA*: Howard Bryan moved to approve the Fiscal Policy Statement as authored by Roger Olsen and amended by the Board. Joe Barton seconded the motion.

MSVA*: Howard Bryan moved that the Board suspend monthly meetings until October. Joe Barton seconded the motion.

**The Springs at Santa Rita HOA
Board of Directors' Meeting October 13, 2015**

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 Springs at Santa Rita HOA
Board of Directors' Meeting November 10, 2015**

**The Springs at Santa Rita HOA
Board of Directors' Meeting December 8, 2015**

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

**The Springs at Santa Rita HOA
Board of Directors' Meeting December 14, 2015**

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.

MOTIONS & VOTES 2016

The Springs at Santa Rita HOA Board of Directors' Meeting January 11, 2016

MSVA*: Howard Bryan moved to reluctantly accept the resignation of Norm TenBrink effective January 11, 2016. Roger Olson reluctantly seconded the motion.

MSVA*: Joe Barton moved to post community "For Sale" notices and "Lost and Found" notices on the Resale Board at the front entrance for a period not to exceed 30 days. Norm TenBrink seconded the motion. Notices will be left in the HOA mailbox next to the office door.

The Springs at Santa Rita HOA Board of Directors' Meeting January 23, 2016

The Springs at Santa Rita HOA Board of Directors' Meeting February 8, 2016

The Springs at Santa Rita HOA Board of Directors' Meeting March 21, 2016

MSVA*: David Dethmers moved to affirm the ARC's decision that removing grids from windows does not constitute a design variation. Ron Delvaux seconded the motion.

MSVA*: David Dethmers moved to approve the clarification of the language in the CC&R's Article 10.22 regarding "no tanks...." is understood to mean no tanks over 20 lbs. or 5 gallons. Ron Delvaux seconded the motion.

The Springs at Santa Rita HOA Board of Directors' Meeting April 11, 2016

The Springs at Santa Rita HOA Board of Directors' Meeting May 9, 2016

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

The Springs at Santa Rita HOA Board of Directors' Meeting October 10, 2016

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.

**The Springs at Santa Rita HOA
Board of Directors' Meeting November 14, 2016**

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.

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.

**The Springs at Santa Rita HOA
Board of Directors' Meeting December 12, 2016**

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

MOTIONS & VOTES 2017

**The Springs at Santa Rita HOA
Board of Directors' Meeting January 17, 2017**

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.

**The Springs at Santa Rita HOA
Board of Directors' Meeting February 21, 2017**

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.

**The Springs at Santa Rita HOA
Board of Directors' Meeting March 21, 2017**

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

**The Springs at Santa Rita HOA
Board of Directors' Meeting April 18, 2017**

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

**The Springs at Santa Rita HOA
Board of Directors' Special Meeting April 5, 2017**

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.

**The Springs at Santa Rita HOA
Board of Directors' Meeting May 23, 2017 – CANCELLED**

**The Springs at Santa Rita HO
Board of Directors' Meeting June 20, 2017**

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.

**The Springs at Santa Rita HO
Board of Directors' Meeting October 17, 2017**

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

**The Springs at Santa Rita HO
Board of Directors' Meeting November 21, 2017**

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.

**The Springs at Santa Rita HO
Board of Directors' Meeting December 19, 2017**

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.

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

**** MSVF**—Motion made, seconded, voted, and failed.