

President's Report

Springs Board of Directors Meeting

October 17, 2017

Although our Board has been “dark” since our June 20th meeting, much of the work of the HOA has continued over the summer:

- Our monthly potlucks have stayed strong, thanks to Jack Marketti stepping in during Bill Perry's absence.
- Mark Koruga has ably led our Grounds team during Jim Owen's absence, working on a weekly basis to ensure that our grounds are clean, well maintained and beautiful.
- Michael Ford and the Streets and Buildings Team have coordinated a great deal of work on our streets and over the summer the Front Entrance was repaired and painted.
- The ARC team has continued to function, acting on applications for changes to properties, inspecting our owner properties for compliance and ensuring that The Springs HOA continues to be a secure and attractive place to live.
- Our Treasurer continued to make sure the bills got paid and that our fiscal house remains in good order.
- And, of course, our Office Manager, Jeannie McGaughey continued to keep us all in line!

Thanks to all of those who kept our HOA running smoothly over the summer!

Although I will not be present for the October 17th Board meeting (I'll be hanging out on a cruise ship in the Atlantic) there are a number of items I want to address to ensure that everyone is up-to-speed for the Board meeting:

Community Bulletin Boards

It has come to our attention that it is probably time to replace the six community bulletin boards that are placed around our neighborhoods. Some of them are damaged, the latches are ineffective and none of them are water proof, resulting in postings being water damaged and unreadable, especially during monsoon season. I've asked our Streets and Buildings chair, Michael Ford, to look into replacing them with a product that is water proof and building the cost into his 2018 budget.

Process for Ensuring Payment of Delinquent Dues

Several months ago our attorneys, Goldschmidt/Shupe informed us that they would no longer be in the business of acting as a collection agent for HOAs. They recommended to us another law practice that focuses on collections. We've utilized their services since then but have found that they are much more expensive than Goldschmidt/Shupe and not as easy to work with. Therefore, our Treasurer, Roger Olson, and I are looking into other options/processes for collection of delinquent dues. Sandie Stone, our representative to the Green Valley Council, will also find out what the experience of other HOAs in Green Valley has been. If we decide we would like to change our process, we will bring a recommendation to the board.

Sealing of All Streets in The Springs

Weather permitting, all the streets in The Springs will be sealed between October 23 and October 26th. Michael Ford and his team have worked closely with Sunland to put together a clear plan for the process. The plan includes:

- Early and redundant communication with the community on the specifics of the process, using e-blasts to all owners who are on our e-mail list and posting the information on our bulletin boards. We also

encourage owners who have a neighbor who doesn't have e-mail to share the pertinent information with them.

- Contacting GVR to request permission for owners in affected areas to park their cars in the GVR lot overnight;
- Providing golf cart rides for residents who need them from their home to their automobile.

All questions should be directed to Michael Ford. By the time of the Board meeting, he will likely have an update on process and logistics.

Replacement of HOA Enforcement Agent

Gene McGaughey has informed the board that after twelve years as our Enforcement Agent, he will not renew his contract when it is fulfilled in January. Gene has done a marvelous job in this role for the HOA and we congratulate him on his well-deserved "retirement". Gene has also indicated his willingness to work with the individual the board selects to replace to ensure a smooth transition.

The Architectural Review Committee, to whom the Enforcement Agent reports, has already been at work reviewing the job description. Ted Boyett will likely be bringing a revised job description to the October meeting for board action. Once the new job description is approved, ARC will work with the Personnel Committee (President and Vice President) to advertise the position and select a replacement.

Adopt-a-Highway

As I reported at our June 2017 meeting, The Springs HOA has once again agreed to take over responsibility for clean-up of the East Frontage Road between Mile Markers 37 and 36. Since our June meeting we have completed the necessary paper work with the Arizona Department of Transportation. Deby Cox has graciously agreed to coordinate the Adopt-a-Highway team. We will, of course, be looking for volunteers to assist! Stay tuned!

Respectfully submitted,

David Dethmers
Springs HOA Board President