

**The Springs at Santa Rita HOA
Board of Directors' Meeting –Zoom Meeting
September 10, 2024 – 2:00 p.m.**

Board Members Present in Person or via Zoom: Bruce Grieshaber, President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer, Directors Rick Fillion, Victor Frankfather and Jim Owen.

Call to Order: President Grieshaber called the meeting to order at 2:00 p.m. The roll was taken, and a quorum was present. Homeowners present in person and via Zoom 12.

MSVA*: Sharon Toborg moved to approve the minutes of the May 14, 2024 Board meeting as posted. Second Rick Fillion.

Treasurer's Financial Report:

Checking/ Savings Balance	8/31/2024	\$419,264.18
Reserve Fund/Savings	8/31/2024	\$311,102.06
Operating Fund Savings	8/31/2024	\$80,979.86
Operating Fund Checking	8/31/2024	\$27,182.26

Sharon Toborg presented the Treasurer's report. The Board accepted the Financial Report, and it will be filed for audit.

Reports presented and posted on the website: President, Treasurer, ARC, Grounds, and Infrastructure.

MSVA*: Rick Fillion moved to clarify our CC&Rs to specify election signage restrictions to be posted in the HOA Handbook. Second Sharon Toborg. The handbook will read: **“2.14. Political Signs. Posting political signs must conform to applicable Pima County regulations. Political signs cannot be displayed prior to 45 days before the primary election. If the candidate or proposal is defeated in the primary election the political signs for the candidate or proposal must be removed no later than 15 days after the primary election. All political signs must be removed 15 days after the general election. The maximum aggregate total dimensions of all political signs on a resident's property shall not exceed nine square feet. (AZ Statute, 6/2021; CC&R 10.20.5) (Board Action: 9/10/2024)**

The ARC will be publishing an expanded front-door/gate approved color palette soon. The Board will accept additional designs for the front-end sign until October 1st.

It was announced that Becky Schroer resigned her position as HOA Board Vice President and the Board is seeking a volunteer replacement.

During the Open Forum, a clarification of the HOA parking policy regarding golf carts was requested. The Board will follow up.

The meeting was adjourned at 3:40 p.m.

Respectfully submitted,
Jeannie McGaughey
Office Manager

**The next scheduled monthly HOA Board Meeting – October 8, 2024, 2:00 p.m.
SRS Anza Room & via Zoom
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 –Zoom Meeting
October 8, 2024 – 2:00 p.m.**

Board Members Present in Person or via Zoom: Bruce Grieshaber, President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer, Directors Rick Fillion, Victor Frankfather and Jim Owen.

Call to Order: President Grieshaber called the meeting to order at 2:00 p.m. The roll was taken, and a quorum was present. Homeowners present in person and via Zoom 19

MSVA*: Rick Fillion moved to approve the minutes of September 10, 2024, Board meeting as posted. Second Sharon Toborg.

Treasurer's Financial Report:

Checking/ Savings Balance	9/30/2024	\$415,331.32
Reserve Fund/Savings	9/30/2024	\$311,197.19
Operating Fund Savings	9/30/2024	\$83,845.11
Operating Fund Checking	9/30/2024	\$20,289.02

Sharon Toborg presented the Treasurer's report. The Board accepted the Financial Report, and it will be filed for audit.

Reports presented and posted on the website: President, Treasurer, ARC, and Grounds.

Bruce Grieshaber moved to clarify our CC&Rs to allow golf carts and motorcycles to be parked in private driveways. Second Rick Fillion. After much discussion, the motion was tabled for further review.

The ARC has approved an expanded front-door/gate approved color palette which is now published on the HOA website. The Board reviewed two recommendations for the front entrance sign. They will decide and order the sign. There was discussion regarding the condition of several common areas. Our landscaper has been made aware of the issues and they are being addressed.

Bruce Grieshaber announced that, after the election, the GVR Art League would like residents to drop of "gently used" political signs for their use. Victor Frankfather added that the Clay Studio could use them as well. Bruce also announced that GVC will conduct an open forum on local fraud issues on November 7th – details to follow.

During the Open Forum, it was brought to the Board's attention that there are some problems with the new Global water meters and billing system. President Greishaber will contact Global on behalf of the residents.

The meeting was adjourned at 3:35 p.m.

Respectfully submitted,
Jeannie McGaughey
Office Manager

The next scheduled monthly HOA Board Meeting – November 12, 2024, 9:00 a.m.
(PLEASE NOTE START TIME FOR NOVEMBER MEETING ONLY)
SRS Anza Room & via Zoom
Remember to check The Springs Website: <http://www.thespringshoa.org>

**The Springs at Santa Rita HOA
Board of Directors' Meeting –Zoom Meeting
November 12, 2024 – 9:00 a.m.**

Board Members Present in Person or via Zoom: Bruce Grieshaber, President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer, Directors Victor Frankfather and Jim Owen. Excused: Director Rick Fillion

Call to Order: President Grieshaber called the meeting to order at 9:00 a.m. The roll was taken, and a quorum was present. Homeowners present in person and via Zoom 14.

MSVA*: Victor Frankfather moved to approve the minutes of October 8, 2024, Board meeting as posted. Second Sharon Toborg.

Treasurer's Financial Report:

Checking/ Savings Balance	10/31/2024	\$388,167.44
Reserve Fund/Savings	10/31/2024	\$297,059.91
Operating Fund Savings	10/31/2024	\$65,215.40
Operating Fund Checking	10/31/2024	\$25,892.13

Sharon Toborg presented the Treasurer's report. The Board accepted the Financial Report, and it will be filed for audit.

Reports presented and posted on the website: President, Treasurer, Grounds, and Finance Committee.

MSVA*: Sharon Toborg moved to approve golf carts being parked in driveways so long as they are legally licensed. Second Victor Frankfather.

MSVA*: Sharon Toborg moved to approve expenditure of \$9,065.42 for recent concrete repairs from the Reserve budget. Second Victor Frankfather.

MSVA*: Sharon Toborg moved to approve the 2025 Capital Reserve Contribution of \$126,011. Second Victor Frankfather.

MSVA*: Sharon Toborg moved to approve the 2025 budget as presented to the Board. Second Victor Frankfather.

MSVA*: Sharon Toborg moved to approve an increase of \$10 in the 2025 HOA dues for a total of \$580 per household. Second Cathy Roberts.

During the Open Forum, Bruce was thanked for contacting Global Water on behalf of the residents. Nancy Kelly announced a new form for ordering name badges. Nancy also announced that the annual community garage sale would be Saturday, March 8, 2025. There was continued discussion regarding the condition of Perry Park and work performed by Felix Landscaping.

The meeting was adjourned at 9:45 a.m.

Respectfully submitted,
Jeannie McGaughey
Office Manager

**The next scheduled monthly HOA Board Meeting – December 10, 2024, 2:00 p.m
SRS Anza Room & via Zoom
Remember to check The Springs Website: <http://www.thespringshoa.org>**

**The Springs at Santa Rita HOA
Board of Directors' Meeting –Zoom Meeting
December 10, 2024 – 2:00 p.m.**

Board Members Present in Person or via Zoom: Bruce Grieshaber, President; Cathy Roberts, Secretary; Sharon Toborg, Treasurer, Directors Victor Frankfather, Rick Fillion, and Jim Owen.

Call to Order: President Grieshaber called the meeting to order at 2:00 p.m. The roll was taken, and a quorum was present. Homeowners present in person and via Zoom 19.

MSVA*: Sharon Toborg moved to approve the minutes of November 12, 2024, Board meeting as posted. Second Victor Frankfather.

Treasurer's Financial Report:

Checking/ Savings Balance	11/30/2024	\$381,467.48
Reserve Fund/Savings	11/30/2024	\$295,733.85
Operating Fund Savings	11/30/2024	\$65,615.69
Operating Fund Checking	11/30/2024	\$20,117.94

Sharon Toborg presented the Treasurer's report. The Board accepted the Financial Report, and it will be filed for audit.

Reports presented and posted on the website: President, Treasurer, Grounds, and Finance Committee.

MSVA*: Sharon Toborg moved to approve \$985 over budget for wash cleanup expenditure. Second Victor Frankfather.

MSVA*: Sharon Toborg moved to approve additional Reserve expense of \$355.45 for front entrance sign. Second Victor Frankfather.

MSVA*: Sharon Toborg moved to approve transferring Operations budget surplus of \$35,000 from the Operations account to the Reserve account prior to year end. Second Cathy Roberts.

Sharon Toborg moved to charge \$25 per copy for additional copies of the HOA Handbook. The motion was defeated for lack of second.

Bob Muldoon presented an update on the activities of the Green Valley Council. Jeannie McGaughey announced that there will be a mailing "party" immediately following the January Board meeting, and the annual meeting is scheduled for Saturday, January 25, at 3:00 p.m. in the Anza Room. Board year-end reports, annual meeting agenda, the President's letter, and bios need to be turned in no later than January 6.

During the Open Forum, Bruce thanked Sandi Lee for stepping up to Chair the Garage Sale Committee and agreeing to take care of name badge orders. There was also discussion regarding the supply of Handbook. Rick Fillion announced that the ARC will be reviewing the handbook in its entirety in 2025 and provide suggestions for printing options.

The meeting was adjourned at 3:25 p.m.

Respectfully submitted,
Jeannie McGaughey
Office Manager

**The next scheduled monthly HOA Board Meeting – January 14, 2025, 2:00 p.m
SRS Anza Room & via Zoom
Remember to check The Springs Website: <http://www.thespringshoa.org>**

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