

President Report
Submitted for the Springs at Santa Rita HOA Board Meeting
January 11, 2022

The Covid pandemic, unfortunately, is getting worse. Epidemiologists highly recommend not having indoor gatherings or meetings with many people. Therefore, I have decided that this meeting will be conducted by Zoom only.

This has been the busiest month I have ever had as a board member. Challenging for sure!

-Attended Green Valley Council Board of Representatives meeting as an observer.

-Assisted removing and storing our Christmas decorations.

-Have been in communication with several residents about their questions and concerns.

-Together with the V.P., we did a performance evaluation of our Office Manager. We are so lucky to have Jeannie McGaughey. If you see her tell her thanks for all she does.

-Presided over an executive session of the Board on December 23rd to establish a "not to exceed" contract payment for the new compliance agent.

Together with the V.P., we interviewed 4 candidates for the Compliance Agent (CA) position and entered into an agreement with Alison Smith to be our new CA. Welcome Alison! Thanks to all candidates for applying.

-Reviewed the proposed amendment to our CC&R's from our attorney regarding a "Capital Reserve Fund Fee" we hope to establish for new homeowners sometime in 2022. More on that later under unfinished business.

-Met with two management companies along with the Treasurer and two of the Finance Committee members to discuss their services and costs.

Folks are telling me the sheriff is now giving tickets and fines to non-golfers walking on Torres Blancas golf course.

Brent Gordy
President

President Report
Submitted for the Springs at Santa Rita HOA Board Meeting
February 8, 2022

-Due to the ongoing Covid pandemic, I have decided that this meeting will be conducted by Zoom only.

-A fairly quiet month for me since the 1/22 annual meeting but expect it to get busier in late February.

-Attended Green Valley Council Board of Representatives meeting as an observer.

-Most of my work has been on helping organize the CC&R amendment and its related documents and answering questions of residents about it. More later under unfinished business.

-Responded to a Heart Safe alarm with my wife, Jan. Fortunately, it turned out to be a false alarm. It was really encouraging to see how well the system worked. The system won't work, however, if our residents don't fill out the "opt in" form under notices on our website and put it in the office mailbox. Many have not and we need them to or we can't respond to them in a cardiac emergency. Do it!

-Went to 3 banks with finance committee members to approve the removal of Roger Olson from signing authority and add Sharon Toborg

-I have received no complaints or concerns recently about anything. On the contrary, I have heard several residents speak of how happy they are to live in The Springs and how well things are running overall. Glad to hear those positive comments but I am always willing to learn of areas we can improve on.

-Water saving tip. Sweep your driveway with a broom instead of hosing it.

-Interesting fact of the day. One million earths could fit inside the sun.

Respectfully, Brent Gordy

President Report
Submitted for the Springs at Santa Rita HOA Board Meeting
March 8, 2022

-Due to the ongoing Covid pandemic, our board meetings will be by Zoom only through May, 2022. It is my hope to start having hybrid (in person and Zoom) meetings starting in September, 2022.

-The majority of my HOA duty time in February was spent working on the proposed amendment to the CC&R's to establish a "Capital Reserve Fee" for new home buyers. Details later under "unfinished business." I would like to put on record how proud I am that we had 65% voter turnout! Whether you were for or against the amendment, your vote participation was greatly appreciated.

-Attended a "live" GVC sponsored attorney presentation meeting at the Springs rec. ctr. One of the topics discussed in detail was doing amendments to CC&R's. This was quite timely as we are doing that now. From the presentation made, it appears we have done it correctly. Also supplied to us was a copy of the Arizona Planned Communities Act which I am reading up on.

-Signed more documents at a bank relating to the establishment of our new treasurer.

-Spoke to some residents about "opting in" for HeartSafe. I am hoping we can get more folks to opt in. Please consider filling out the form on our website under Notices/Neighborhood Chain of Survival Sign Up Sheet (HeartSafe) and placing it in the HeartSafe mailbox at the exit to our facility.

-Answered questions from residents about various subjects including changing dates of our annual dues collection, ARC color schemes, ARC semiannual walkaround, CC&R amendment, re stuccoing, and others.

-Worked on the grounds crew

-Interesting fact: a group of kittens is called a "kindle".

Respectfully, Brent Gordy

President Report
Submitted for the Springs at Santa Rita HOA Board Meeting
April 12, 2022

Due to the ongoing Covid pandemic, our Board meetings will be by Zoom only through May, 2022. It is my hope to start having hybrid (in person and Zoom) meetings starting in September, 2022.

- Finished working on the CC&R amendment for the Capital Reserve Fee
- Signed more documents at a bank relating to the establishment of our new treasurer.
- Worked with Heartsafe committee members to come up with ideas whereby more residents will “opt in” to Heartsafe. It appears many residents don’t understand they must opt in to be helped by our Heartsafe volunteers in a cardiac arrest emergency. I wrote a new article about it and had it published in the CHAT.
- Attended CPR certification class
- Met with personnel committee
- Worked with V.P. in setting up our first “live” Happy Hour since Covid began
- Answered questions from residents about various subjects including ARC color schemes and ARC semiannual walkaround.
- Worked on an issue with residents of The Legends biking on our hiking trail. Bikers thought their Legends HOA fees gave them permission to bike on our trail. Spoke with Legends HOA President and he clarified the issue with their residents.
- Worked on the Grounds crew
- Attended GVR annual meeting
- Attended GVC air quality presentation. Overall, Pima Co. air quality is acceptable.
- Attended GVC Training Session for HOA Presidents
- Attended GVC HOA Presidents Meeting
 - 107 HOA’s in GV, 85 are members of GVC. Springs is one of the largest.
 - An HOA owns common property (parks, etc.). A POA does not.
 - The number of homeless people is increasing. Oftentimes they will park in snowbirds vacant driveways in the summertime.
 - There are increasing problems with renters in HOA’s. Fines going out.
 - Pools are expensive to maintain
 - Board meetings should not be longer than approximately 1 hour

Interesting fact: There are 1,665 steps in the Eiffel Tower.

Respectfully, Brent Gordy

President Report
Submitted for the Springs at Santa Rita HOA Board Meeting
May 10, 2022

-Due to the ongoing Covid pandemic, our board meetings have recently been by Zoom only, including this one. It is my hope to start having hybrid (in person and Zoom) meetings starting in September, 2022.

-It has been a somewhat quiet month for me since the last board meeting in April except for one major matter and that is:

Shortly after our capital reserve fee amendment to our CC&R's was recorded by Pima County there was a significant Arizona Supreme Court ruling which has affected our amendment. We were notified about this by the attorney firm we utilize. I have spent a considerable amount of time attending attorney presentations via zoom, reading the entire ruling and discussing it with our attorneys.

Without going into the entire depths of the ruling it basically states that if an HOA desires to amend their CC&R's with a vote that is less than a unanimous one (our CC&R's specify 51%), then there must be sufficient specific notice of the possibility of such a future amendment stated in our original CC&R's, i.e., the amendment must be foreseeable in our original CC&R's.

At this time it has been recommended by our attorneys that we do not collect the capital reserve fee until further reviews of our original CC&R's are performed and/or court actions, appeals, or new legislation affecting the court's ruling take place.

This ruling was a complete and surprising shock to HOA attorney firms across the state. It has created and will continue to create extreme challenges for HOA's desiring to amend their CC&R's. It is anticipated, but not assured, that in the future the Arizona legislature will pass legislation affecting this ruling. Time will tell.

If anyone has specific questions about the ruling please feel free to contact me via the HOA email address or mail a letter to the HOA address.

-Another issue I worked on this past month was gathering info about the upcoming sale of Farmer's water.

Respectfully, submitted,
Brent Gordy, President

President Report
The Springs at Santa Rita HOA Board Meeting
September 20, 2022

-Hopefully, this will be our last zoom-only Board meeting and we can move to live/zoom combined in October.

-The Board has been “dark” for the summer months, but things will start to get busy again soon what with snowbirds returning to GV, HOA activities, board nominations, and budget work.

-Personally, I have been convalescing from double knee replacement surgery on August 29th so it’s going to take some time for me to get back up to speed, I’m hoping around December 1st which is about the time we hope to return to GV. In the interim I ask your patience.

-While fairly quiet the past few months, the biggest thing to draw my attention was the mini tornado/hail storm that went through our community. My sincere thanks to all the full time board members who have worked and are still working on the cleanup and other logistical/financial challenges of that event. The deductible expenses that we incurred will most likely have an effect on next year's dues as will this period of high inflation/costs which we continue to incur.

-I have responded to a few inquiries/complaints from residents about that event as well as Compliance Agent citations, weed growth, and house/trim colors. I referred those to the ARC Committee Chair and will be interested in hearing their suggestions for future improvements in our methods.

-As a member of the personnel committee, I worked on a salary increase proposal starting in the last quarter of this year for the Compliance Agent.

On July 7th, I attended via zoom an Arizona Legislative Update presented by our attorney firm. Some of the subjects discussed and clarified were:

1. Which flags can be displayed by homeowners without HOA hindrance.
2. Artificial grass-if grass is allowed in any area then artificial grass cannot be banned.
3. Political signs and activities. An HOA cannot prohibit first amendment rights but can regulate association specific political signs.
4. There is no news yet on the HOA CC&R amendment issue which previously forced us to place our capital reserve fee amendment on temporary abeyance.

Finally, I would like to remind everyone to be kind, patient, and understanding with each other. The tornado/hail storm and the heavy monsoons have created some challenges for all of us. This Board is one of volunteers who do their best to serve you and our community in the best manner possible. Please remember that. Also, please be aware that our two private contractors which we pay also are doing their best. We all make mistakes/errors, myself the most guilty of all. We learn and go forward from there. The goal isn’t to be perfect; it’s to improve constantly. We are doing that. Covid is somewhat behind us and we have plans to reinstate social gatherings soon. Sure hope you will join us.

Respectfully, submitted,

Brent Gordy

President Report
Submitted for the Springs at Santa Rita HOA Board Meeting
October 11, 2022

-Welcome to our first “hybrid” zoom/in person meeting. Hopefully, it will work! Please be aware that Covid is still an issue in this country. Around 400 people die daily of this disease. Elderly people are particularly susceptible to it. Please follow all appropriate CDC and Arizona guidelines to keep yourselves and others safe.

-As of this time, I am about 6 weeks post surgery for having both my knees replaced. I seem to be doing quite well so far. We hope to be back in GV around December 1st and I hope to be back working with the grounds crew. Hopefully, I will not make any extra work for them!

-Things have been busy. First of all, I worked on the 2023 budget.

-As a member of the Personnel Committee, I completed a new contract for the Compliance Agent. It is in effect from 10/1/2022 to 12/31/2022.

-I have spent considerable time working with the ARC on better defining compliance timelines and legal requirements for issues of noncompliance with our CC&R's. I also consulted with our attorneys regarding the same.

-It has come to my attention that many of our residents still do not know the status of the capital reserve fee amendment which we passed last year. I did report on this subject last May and then at the September board meeting. You may go to our [website/reports/president/May/September](#) to view those reports. Otherwise, I have written an article which will appear in the November CHAT. Also, please feel free to send an email to the HOA with your questions and I will answer them. Our community is strong. We are moving forward.

Respectfully, submitted,

Brent Gordy

Springs at Santa Rita Homeowners Association
President Report
November 15, 2022

-Welcome to our second “hybrid” zoom/in person meeting. Thanks to Jeannie for setting up the first one last month which worked so well. Because of the Nov. 8th election we moved this board meeting back to Nov. 15th. The next meeting will be the normal 2nd Tuesday of the month, December 13th. Covid is still active. Take it seriously. Please follow all appropriate CDC and Arizona guidelines to keep yourselves and others safe.

-I continue to spend considerable time working with the ARC and our attorneys on better defining compliance timelines and legal requirements for issues of noncompliance with our CC&R's.

-Consulted with the V.P. and the CHAT editor about upcoming board elections.

Respectfully, submitted,

Brent Gordy

President Report
Submitted for the Springs at Santa Rita HOA Board Meeting
December 13, 2022

-Welcome to our “hybrid” zoom/in person meeting. Covid is still active. Take it seriously. Please follow all appropriate CDC and Arizona guidelines to keep yourselves and others safe. Here are some of the things I’ve been doing since our last board meeting.

-Working with the ARC and our attorneys on better defining compliance timelines and legal requirements for issues of noncompliance with our CC&R’s.

-Consulted with the V.P. and some residents about upcoming board elections.

-Researched some solutions to our internet connection issues at the office. A big thanks to Jeannie for working with Verizon to solve the problem.

-Listened to complaints about water puddles in some street areas, pack rat infestation, and house painting requirements

-I have learned that Torres Blancas Golf Course continues to be very aggressive in keeping non golfer residents off the course. Please don’t enter their property at any time if you are not golfing.

-Educated some new residents about our Heartsafe program

-Attended the December Happy Hour

Respectfully, submitted,

Brent Gordy