
Belcorte Homeowners' Association
Annual Meeting Minutes
Thursday, January 12, 2017 at 7:00 p.m.
Eastside City Hall

Present:

Board:

- X **Diana Iglesias**, President
- X **Jason Cook**, Vice President
- X **Victoria Englert**, Treasurer
- X **Luke Johnson**, Secretary

Staff:

- X **Donna Rainville**, Meeting Minutes
- X **Donna Wood**, Pinehurst Properties

Residents:

- | | |
|---|---|
| <u>X</u> Carmen Cardenas , Lot 18 | <u>X</u> Betty Jo Potter , Lot 40 |
| <u>X</u> Barbara Jean Durrett , Lot 23 | <u>X</u> Nelda Rhea , Lot 32 |
| <u>X</u> Harold Gregorich , Lot 65 | <u>X</u> Virginia Schuman , Lot 74 |
| <u>X</u> Gloria Hinzman , Lot 13 | <u>X</u> Paul Spencer , Lot 38 |
| <u>X</u> Linda Laux , Lot 45 | <u>X</u> Michael Streed , Lot 64 |
| <u>X</u> Katherine Manns , Lot 25 | |

Diana Iglesias welcomed homeowners to the meeting noting the presence of a quorum. The meeting was called to order at 7:00 p.m.

I. Minutes Approval (Iglesias)

- **A motion was made and seconded (Cook/Iglesias) to approve the January 8, 2016 Meeting Minutes as presented. Motion passes unanimously.**

III. State of the Association

- Diana Iglesias reported the following capital expense projects were completed in 2016:
 - New signs at entrance
 - New flood lights
 - Added landscape lighting
 - Cleaned pool tiles and replaced grout
 - Faucet replaced at pool house
 - Ground down raised sidewalks
 - Minor Irrigation repairs

IV. Treasurer's Report (Victoria Englert)

- Victoria Englert reviewed the financials as follows:
 - The Reserve Fund has \$30,346
 - Certificate of Deposit is \$14,046
 - Operating account has \$10,837
 - Total assets are \$55,229
- Victoria noted the Board plans to transfer some of Operating Account to a Certificate of Deposit after all project expenses are finalized for 2017.
- **The 2016 Financial Report was approved as presented.**

2017 Budget

- Donna Wood reviewed the 2017 Budget noting:
 - 5% Dues increase (\$3.50) to \$73.50/month.
 - Insurance increased by \$700.
 - Management fee increase is the first since 2013, up \$40 to \$592/month.
 - Save on printing and postage costs with 75 % of owners having email.
 - Landscaping may have to increase to \$11,025.
 - Pool house roof to be re-coated and repaired this year.
 - Prop 506 minimum wage increase may affect service vendor prices.
- Capital expenses slated for 2017 include the following projects:
 - Lighting at Pantano Road and Third Street
 - Lighting pony walls
 - Pool Decking, Painting and Roof maintenance
 - New Pool Heater, if needed
 - Pool Furniture
 - Sidewalk grinding and repair
 - Tennis court repair
 - Irrigation repairs

V. Election

- Owners Paul Spencer and Barbara Jean Durrett volunteered to count ballots.
- Donna W. reported that Jason Cook, Victoria Engert, Diana Iglesias, Kate Manns and Michael Streed were duly elected to the Board for a two-year term by 35% of owners voting via absentee and in-person ballots.
- Diana thanked Linda Laux, Harold Gregorich, John Seck and Luke Johnson for their past services and contributions to the Board.

VI. Owner Feedback

- Homeowners noted the landscaping looks very nice.
- An owner commented that the new signs are appreciated and look nice too.
- Diana noted there was a water leak in alley way that is in the process of being repaired.
- The Board encouraged owners to notify the Board if they notice any irrigation leaks and to pick up any trash along the road or sidewalk.

VII. Future Meetings

- Board meetings are held quarterly on the second Tuesday of the month at the Eastside City Hall located at 7575 E. Speedway Blvd., Tucson, AZ 85710. The next meeting will be:
 - **March 14, 2017 at 7:00 p.m.**
 - June 13, 2017 at 7:00 p.m.
 - September 12, 2017 at 7:00 p.m.
 - November 7, 2017 TBD Special Budget Meeting

VIII. Adjournment

- **There being no further items of business, the Board adjourned the meeting at 7:28 p.m.**

Belcorte Board Members

Name	Board Position	Term Expires
Diana Iglesias	President	2019
Jason Cook	Vice President	2019
Victoria Englert	Treasurer	2019
Kate Manns	Member-at-Large	2018
Michael Streed	Member-at-Large	2018

Contact Management:

Donna Wood, Property Manager	298-2146	Donna@pinehurstproperties.net
Carol Keyser, Management Agent	298-2146	info@pinehurstproperties.net

Belcorte Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, March 14, 2017 at 7:00 p.m.
Eastside City Hall

Present:

Board:

- X **Diana Iglesias**, President
- X **Jason Cook**, Vice President
- X **Victoria Englert**, Treasurer
- X **Kate Manns**, Member at Large
- X **Michael Streed**, Member at Large

Staff:

- X **Donna Rainville**, Meeting Minutes
- X **Donna Wood**, Pinehurst Properties

Residents:

- | | |
|---|---|
| <u>X</u> Barbara Jean Durrett , Lot 23 | <u>X</u> Virginia Schuman , Lot 74 |
| <u>X</u> Harold Gregorich , Lot 65 | <u>X</u> John Seck , Lot 15 |
| <u>X</u> Bill Hallert , Lot 75 | <u>X</u> Caroline Sejnoha , Lot 18 |
| <u>X</u> Gloria Hinzman , Lot 13 | <u>X</u> Paul Spencer , Lot 38 |
| <u>X</u> Linda Laux , Lot 45 | |

Quorum was established and the meeting was called to order at 7:00 p.m.

I. Minutes Approval (Iglesias)

- **A motion was made and seconded (Englert/Cook) to approve the December 13, 2016 Meeting Minutes with the following changes:**
 - On page Two, Section III, Landscape Committee, First Sentence: Change "roads" to be singular.
 - On Page Two Section V, New Business, Last Sentence: Change "there are a theft ring" to "there was."
 - On Page Two, Section V, Homeowner Concerns becomes Section VI, Homeowner Concerns, And on the First Bullet's sub bullet: Add "The Board agreed they prefer to post only approved minutes to the website.
- **Motion passes.**

Action Taken Without A Meeting

- On February 10, 2016 An Action Without a Meeting by unanimous consent of the Board to: 1) Hire *Borja Masonry* to rebuild the damaged perimeter wall at 720 North Hayden for \$778; and 2) Hire McCale's Kool Deck to repair and recoat the pool decking for \$2,200 and was recorded with these minutes.

II. Treasurer's Report (Victoria Englert)

- Victoria Englert reviewed the February Financials as follows:
 - Operating Account has \$10,388
 - The Reserve Fund has \$28,782
 - Certificate of Deposit is \$24,074
 - Total Assets are \$63,244
 - February Income of \$5,710, \$4,404 Expenses for a Net Gain of \$1,306
- Victoria noted there were 2017 Budget increases in anticipation of the increased minimum wage. Landscaping went from \$875 to \$901 per month.
- **A motion was made and seconded (Cook/Manns) to approve the Financial Report as presented. Motion passes**

III. Committee Reports

Amenities (Pool/Courts) Committee

- Diana Iglesias reported the pool deck was recoated with two coats of protection and four new pool chairs were purchased.
- Diana inquired what members would like to do with the three old ragged, but functional chairs left over. It was suggested they might be useful at the court or could be donated to the University Master Gardeners Program.
- It was noted that the bathroom at the pool needs to be ADA compliant, something to consider for the future.
- It was noted that the pool heater piping has to be sealed prior to turning the heater on. The pool vender suggested a ribbed tape be used on the pool rails to prevent burning rather than the more expensive handrail covers purchased in the past.
- The pool is scheduled to open April 1, 2017.

Architectural Review Committee

- Paul is gradually replacing the incandescent bulbs and flood lights with LED bulbs.

Landscaping Committee

- The Association needs to remind residents that recycle items must be in the blue recycle bin to be picked up. Laying items alongside the bin is insufficient.

IV. Old Business

Street Light

- The electrician quoted \$5,000 for a solar light on a pole, but agreed to see what the charges would be for permits, etc. The new City street LCD lights are brighter than the past incandescent bulbs. Jason noted there is lots of red tape between *City of Tucson* and *Tucson Electric Power* for the project to light the suggested area.
- The Board agreed to table this item wait until more information from the electrician is available to make an informed decision.

Mailboxes

- Gabe, the new contact at the post office has agreed to come and inspect the mailboxes for replacement. The Association could opt to buy their own boxes and have the postal service key them, but they are very expensive.

V. New Business

Reserve Study

- A draft copy of the Reserve Study was distributed for review. This is a comprehensive summary of all major components with an estimated lifespan in years. It demonstrated that the Association is starting out in a reasonable position at 49.6% funded for 2017 expenditures, but will need to increase Annual Reserve Contributions by 6.7% each year in order to cover anticipated maintenance, repair and replacement of assets. Cost for future repairs and/or replacement are estimated to increase 4% each year.
- Board members were encouraged to contact Donna W. with questions before the study is finalized.

Tree Trimming

- *Pinehurst* solicited bids for tree trimming between 11-12 trees as follows:
 - *Made in the Shade*: \$4,450
 - *Clyde & Sons Tree Service*: \$1,935
 - *Groundskeeper/Peter Chiclik*: \$2,990
 - *JB Branching Out*: \$1,200

- The Board agreed to consider the competency of the bids as well as the price; giving advantage to the *Groundskeeper* bid with the most detailed proposal.
- **A motion was made and seconded (Steed/Cook) to accept the Groundskeeper bid for tree removal. Motion passes.**
- It was noted the Aleppo pine trees were originally planted poorly and creating a sail and they will eventually need to be removed.

“No Dog” Signs

- Two signs were purchased for the court and pool areas to discourage owners from bringing pets in this area.

Pool Roof

- *Pinehurst* solicited pool roof recoating as follows:
 - *Diamondback Roofing, LLC.*: \$1,000 (1 coat)
 - *Rincon Roofing, Inc.*: \$738 (1 coat)
 - *West Coast Roofing, LLC.*: \$1,025 (2 coats)
- **A motion was made and seconded (Engert/Cook) to accept the *West Coast Roofing* bid to recoat the roof. Motion passes.**
- Diana noted that a scupper installed on the eastside of pool equipment room as well as bathroom flashing need to be added to the cost of the bid.
- **A motion was made and seconded (Iglesias/Cook) to remove the non-functional water fountain at the pool. Motion passes.**

VI. Owner Feedback

- Fake rocks over the flood lights look very good.
- Problem with parking in the cul de sacs areas.
- Thanks for publishing a draft of the Annual Meeting Minutes and considering making the sidewalk into the pool area accessible and ADA compliant.
- New Belcorte signs look nice, thanks Linda Laux!
- Harold Gregorich volunteered to work on the Pool Committee and to help in researching the pony wall lights. Mike Streed agreed to work with Harold. We need 27 lights at around \$150 each plus the cost of installation.

VII. Future Meetings

- Board meetings are held quarterly on the second Tuesday of the month at the Eastside City Hall located at 7575 E. Speedway Blvd., Tucson, AZ 85710. The next meeting will be:
 - **June 13, 2017 at 7:00 p.m.**
 - September 12, 2017 at 7:00 p.m.
 - November 7, 2017 TBD Special Budget Meeting

VIII. Adjournment

- **There being no further items of business, the Board adjourned the meeting at 8:17 p.m.**

Contact Management:

Donna Wood, Property Manager	298-2146	Donna@pinehurstproperties.net
Carol Keyser, Management Agent	298-2146	info@pinehurstproperties.net

Belcorte Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, June 13, 2017 at 7:00 p.m.
Eastside City Hall

Present:

Board:

- X **Diana Iglesias**, President
- X **Jason Cook**, Vice President
- X **Victoria Englert**, Treasurer
- X **Kate Manns**, Member at Large
- X **Michael Streed**, Member at Large

Staff:

- X **Donna Rainville**, Meeting Minutes
- X **Donna Wood**, Pinehurst Properties

Residents:

- X **Linda Laux**, Lot 45
- X **John Seck**, Lot 15
- X **Virginia Schuman**, Lot 94
- X **Margaret Seck**, Lot 15

Quorum was established and the meeting was called to order at 6:59 p.m.

I. Minutes Approval (Iglesias)

- **A motion was made and seconded (Cook/Englert) to approve the December 13, 2016 Meeting Minutes with the following changes:**
 - On Page Two, Section IV Old Business, Street Light, Second sentence: Add "city" before "street LCD".
 - On Page Three, Section V, New Business, Tree Trimming Motion: Change "trimming" to "removal".
 - On Page Three, Section V, New Business, Pool Roof, First Sentence: Change "repair" to "recoating"
 - On Page Three, Section VI, Owner Feedback, Fifth Bullet: Replace "and installing" to "in researching".
- **Motion passes.**

Action Taken Without A Meeting

- On April 17, 2017 An Action Without a Meeting was taken by unanimous consent of the Board to: 1) Terminate *E-Konomy Pool Service*, and 2) Hire *Dynamic Pool Service* for pool service to include draining and refilling the pool and is now recorded with these minutes.

II. Treasurer's Report (Victoria Englert)

- Victoria Englert reviewed the May Financials as follows:
 - Operating Account has \$16,669
 - The Reserve Fund has \$21,212
 - Certificate of Deposit is \$24,122
 - Total Assets are \$62,003
 - May Income of \$5,851, \$4,321 Expenses for a Net Gain of \$1,529
- It was noted the CD will mature in August and need to be rolled over or moved.
- **A motion was made and seconded (Cook/Manns) to approve the Financial Report as presented. Motion passes.**

III. Committee Reports

Pool/Court Committee

- Diana Iglesias reported that the chlorinator hose line broke and was repaired by the new pool service company.
- It was noted there are lots of leftover pool noodles left at pool. Diana agreed to purchase a plastic trash can with which to store the pool noodles in.
- Owners need to clean up after themselves and any one seeing children throwing stones into the pool should discourage them. It was suggested that this information be posted on the pool premises.
- Now that it is pool season, the Association needs to be sure the pool area trash gets put out each Wednesday for pick up. Also need to determine what the best cleaner for the pool decking is so the stained areas can be cleaned up.
- Roof workers broke the flue pipe for the pool heater when recoating the roof. Donna W. agreed to see if Greg can replace this vent.
- Donna W. noted the tennis court was coated a second time. Tennis players present at the meeting say the court is still better but not in great playing condition. When asked the players indicated they would prefer to wait until the next resurfacing and not invest in an interim repair and repaint.

Architectural Review Committee

- It was noted that one owner wanted to enclose their garage, but did not submit for approval.

Landscaping Committee

- Lots of trash has been found in the area; seems like it may be getting thrown over the wall into the Belcorte community. If anyone witnesses this they should contact the *Pinehurst*.
- There have also been some minor irrigation leaks which were repaired by the landscaping company.
- Graffiti was found on Panatano Road /Third Street area, which was immediately painted over by Michael Streed.
- Handyman, Tom Hernandez explained to Diana that it will be significant work to remove the water fountain and showers. Thus, this is something we may be able to address in the 2018 Budget, but not this year.

IV. Old Business

Street Light

- The Board agreed to table this item indefinitely since the intersection is now better lit with the new City LED bulbs.

Pony Wall Lights

- *Sun Lighting* suggested that new lights were unnecessary and that the Association should just convert existing fixtures to LED bulbs. However there was an overwhelming desire of the community to change aesthetics of the lights since the old lights are no longer in style. It was noted that 27 lights are needed for the community, excluding the pool area.

Belcorte Homeowners' Association Board Meeting Minutes

Tuesday, June 13, 2017

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- Additionally, there was interest in replacing the street address numbers to coordinate with new lights. Mike Streed identified backlight numbers for \$40 on a 24"x48" panel. It was suggested that the new address numbers could coordinate with the metal numbers like the metal of the new entrance signs.
- Linda Laux identified a bronze fixture lamp with dual bulbs and shades resembling two adjacent, upside-down "J"s stemming from a singular post that was popular with those present. Linda offered to get a bid from the electrician as to the cost to weld new lights to the existing pole and install new fixtures.
- It was noted that utility boxes could impede the space available for address numbers. The Board agreed to make a decision at the next meeting and explore options for address numbers when the prices for address numbers and lights were available.

V. Owner Feedback

- An owner inquired why did the Board decided to hire someone to take the meeting minutes? Mike Streed acknowledged that he was responsible since as the newest Board member he would otherwise be doing minutes. Knowing his own capabilities he suggested the move to more professional and timely minutes for the Association.

VI. Future Meetings

- Board meetings are held quarterly on the second Tuesday of the month at the Eastside City Hall located at 7575 E. Speedway Blvd., Tucson, AZ 85710. The next meeting will be:
 - **September 12, 2017 at 7:00 p.m.**
 - November 7, 2017 TBD Special Budget Meeting

VII. Adjournment

- **There being no further items of business, the Board adjourned the meeting at 8:01 p.m.**

Contact Management:

Donna Wood, Property Manager	298-2146	Donna@pinehurstproperties.net
Carol Keyser, Management Agent	298-2146	info@pinehurstproperties.net

Belcorte Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, September 12, 2017 at 7:00 p.m.
Eastside City Hall

Present:

Board:

- X **Diana Iglesias**, President
- X **Jason Cook**, Vice President
- X **Victoria Englert**, Treasurer
- X **Kate Manns**, Member at Large
- X **Michael Streed**, Member at Large

Staff:

- X **Donna Rainville**, Meeting Minutes
- X **Donna Wood**, Pinehurst Properties

Residents:

- | | |
|---|--|
| <u>X</u> Adrienne Cook , Lot 34 | <u>X</u> Margaret Seck , Lot 15 |
| <u>X</u> Harold Gregorich , Lot 65 | <u>X</u> Caroline Sejnoha , Lot 18 |
| <u>X</u> Bill Hallett , Lot 75 | <u>X</u> Clarence Whitman , Lot 35 |
| <u>X</u> Sherry Maloney , Lot 28 | <u>X</u> Sharon Wittman , Lot 35 |
| <u>X</u> Virginia Schuman , Lot 74 | <u>X</u> Bob Stenquist , <i>Farmers Insurance</i> |
| <u>X</u> John Seck , Lot 15 | |

Quorum was established and the meeting was called to order at 7:00 p.m.

I. Speaker: Bob Stenquist of *Farmer's Insurance*

- Bob explained the typical "Bare wall policy" is "drywall /studs in" Structure is covered but it excludes anything inside the box/house. Master policy is for the HOA and most policies also exclude doors and windows. However, since Belcorte's CC&Rs Insurance is silent with regard to windows and doors they are included.
- Homeowners usually do one of four things for personal coverage:
 1. Nothing
 2. An entire homeowners policy with 20% deductible
 3. HO6 policy like renters policy, add building coverage of \$50/sq. ft.
 4. HO3 Townhouse/condo policy may be cheaper than adding building coverage
Loss assessment endorsement needed for non-liability, is ambiguous
- Homeowners thanked Bob for his diligence and prompt processing and payment of the claims. \$28,000 paid by *Farmers'* for the recent microburst damage. It was noted that *Titan* is repairing the damaged structures.
- Bob guesstimates a 20% increase in policy cost at renewal time in December with 15% of the increase claim related & average insurance increase 4-6% per year.

II. Minutes Approval (Iglesias)

- **A motion was made and seconded (Mann/Englert) to approve the June 13, 2017 Meeting Minutes as presented. Motion passes.**

III. Treasurer's Report (Victoria Englert)

- Victoria Englert reviewed the August Financials as follows:
 - Operating Account has \$20,277
 - The Reserve Fund has \$22,233
 - Certificate of Deposit is \$25,065
 - Total Assets are \$67,566

- Aug Income of \$5,631, \$4,499 Expenses for a Net Gain of \$1,132
- The matured CD was transferred to checking to pay out damage from the storm, but will move back to reserves since the storm is allocated its own GL account number in the reserve account.
- **A motion was made and seconded (Iglesias/Streed) to approve the Financial Report as presented. Motion passes.**

IV. Committee Reports

Pool/Court Committee

- Diana Iglesias reported the pool fence needs welding on the south side.
- It may become a problem closing the womens' rest room door as it is seals tight with the door closed and is then prone to mold/mildew.

Architectural Review Committee

- No submissions were received this past quarter.

Landscaping Committee

- Minor irrigation leaks have been repaired, and the plants are looking good.
- Pine trees along the wall eventually need to be removed. Need to re-establish irrigation to have new replacement trees installed as part of the long term plan. The Board will consider this at the budget meeting. It was noted that Joe Grimm has a map of the irrigation lines.
- It was reported that some of the perimeter gates on the Third St. have graffiti. It was recommended that they should be painted as quickly as possible.

V. Old Business

Street Light

- The Board agreed to table the street light item indefinitely since the intersection is now better lit with the new City LED bulbs.

Pony Wall Lights

- Bulbs have been replaced with LED bulbs. Bid from electrician to change the fixtures, but project is being postponed to handle tree damage. This can be considered for the 2018 Budget.
- The bid to replace the address tile on the pony wall entrances was \$1,800. The backing would be similar to that of the new Belcorte community signs. This item will be discussed further at the next Board meeting.
- **A motion was made and seconded (Steed/Cook) to table the pony wall light issue indefinitely until more information is available about storm damage costs. Motion passes.**

VI. New Business

2018 Budget

- Board members were encouraged to bring their proposals for the 2018 budget to the meeting in November.

VII. Owner Feedback

- Homeowners complimented the Board on the quick remediation from storm damage.

VIII. Future Meetings

- Board meetings are held quarterly on the second Tuesday of the month at the Eastside City Hall located at 7575 E. Speedway Blvd., Tucson, AZ 85710. The next meeting will be:
 - **November 7, 2017 at 7:00 p.m. Special Budget Meeting**
 - December 12, 2017 at 7:00 p.m.

IX. Adjournment

- **There being no further items of business, the Board adjourned the meeting at 8:22 p.m.**

Contact Management:

Donna Wood, Property Manager	298-2146	Donna@pinehurstproperties.net
Carol Keyser, Management Agent	298-2146	info@pinehurstproperties.net

BELCORTE Homeowners' Association
Board of Directors Meeting Minutes
Tuesday, November 7, 2017 at 7:00 p.m.
Eastside City Hall

Present:

Board:

- X **Diana Iglesias**, President
- X **Jason Cook**, Vice President
- X **Victoria Englert**, Treasurer
- na **Kate Manns**, Member at Large
- X **Michael Streed**, Member at Large

Staff:

- X **Donna Rainville**, Meeting Minutes
- X **Donna Wood**, Pinehurst Properties

Residents:

- | | |
|---|---|
| <u> X</u> Barbara Durrett , Lot 23 | <u> X</u> John Seck , Lot 15 |
| <u> X</u> Harold Gregorich , Lot 65 | <u> X</u> Margaret Seck , Lot 15 |
| <u> X</u> William Hallett , Lot 75 | <u> X</u> JoAnne Sanford , Lot 56 |
| <u> X</u> Virginia Schuman , Lot 74 | |

Quorum was established and the meeting was called to order at 7:00 p.m.

I. Minutes Approval (Iglesias)

- **A motion was made and seconded (Iglesia/Steed) to approve the September 12, 2017 Meeting Minutes as presented. Motion passes.**

II. Treasurer's Report (Victoria Englert)

- Victoria Englert reviewed the October Financials as follows:
 - Operating Account has \$8,621
 - The Reserve Fund has \$23,210
 - Certificate of Deposit is \$16,094
 - Total Assets are \$56,925
 - October Income of \$6,189, \$5,778 Expenses for a Net Gain of \$411
- Major expenses were the storm damage repair costing over \$40,000 total with \$12,210 unreimbursed cost paid by the Association.
- Pool roof was re-coated at a cost of \$1,212.
- **The Financial Report was accepted as presented.**

III. Committee Reports

Pool/Court Committee

- Diana Iglesias reported the pool was successfully closed up for winter. The Association won't need a service call to start the heater next Spring now that one of the Board members knows how to turn it on. The frequency of cleaning up the pool area can also be reduced to weekly now that swimming is over for the year.

Architectural Review Committee

- There were no submissions received.

Landscaping Committee

- *Landtamers* agreed to take out and grind five stumps left from trees removed after the microburst damage, another three still need to be removed.

- Thirty pine trees along the perimeter wall next door to *Summertrees* need to be taken down but because of their maturity, the cost is up to \$2,400 per tree. Consider removing 5-6 trees a year and do it over time, have a committee to decide which trees should be removed first.
- Harold Gregorich and Victoria Englert agreed to serve on a Tree Committee. The Committee will consider what trees to remove in what order and the type of tree/shrub to replace pine trees. It was noted the perimeter wall irrigation has been shut off for several years.
- The Board agreed to spend \$10,000 per year over the next three years until largest trees are gone.

V. New Business

Insurance

- The attorney has confirmed that the insurance is not in compliance with CC&Rs in terms of required coverage. It needs to be upgraded to include interiors with the exception of contents according to the CC&Rs. Insurance will cost \$15,036 with the updated valuation of \$12M for the buildings.
- Attorney offered the option to change the CC&Rs. Donna Wood explained that there is a \$5-6,000 cost in legal fees and usually takes 6-9 months to complete the process, any changes to the CC&Rs require approval of 75% of the homeowners..
- The Board agreed there was no choice but to purchase additional insurance to stay in compliance with the CC&Rs until changes can be made.

CC&R Revision

- Donna W. reviewed the process of revising the CC&Rs and agreed to notify the Association attorney of the Community's intent to update the CC&Rs.

2018 Draft Budget

- The 2018 Draft Budget was distributed for review and discussion. The following changes were made:
 - Reduce Legal to \$5,500
 - Increase Postage/Copies to \$1,000
 - Reduce Taxes to \$220
 - Reduce Weed control to 0
 - Reduce Maintenance & Repair from \$1,600 to \$1,135
 - Decrease Lighting to 0
 - Add Pool Heater at \$3,500
 - Increase Tree Trimming to \$10,000
- **A motion was made and seconded (Iglesias/Steed) to approve the 2018 Draft Budget as amended. Motion passed unanimously.**
- Donna W. will send out the revised budget.

Annual Meeting

- Donna W. noted Kate Mann and Mike Streed's terms on the Board are expiring.

VI. Future Meetings

- Board meetings are held quarterly on the second Tuesday of the month at the Eastside City Hall located at 7575 E. Speedway Blvd., Tucson, AZ 85710. The next meeting will be:
 - **January 11, 2018 at 7:00 p.m. Annual Meeting**

VII. Adjournment

- **There being no further items of business, the Board adjourned the meeting at 8:12 p.m.**

Contact Management:

Donna Wood, Property Manager	298-2146	Donna@pinehurstproperties.net
Carol Keyser, Management Agent	298-2146	info@pinehurstproperties.net