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**Belcorte Homeowners' Association**  
**Annual Meeting Minutes**  
**Thursday, January 11, 2018 at 7:00 p.m.**  
**Eastside City Hall**

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***Present:***

**Board:**

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

**Staff:**

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

**Residents:**

- |   |   |
|---|---|
| <u>X</u> <b>Diana Carlson</b> , Lot 5         | <u>X</u> <b>Betty Jo Potter</b> , Lot 40  |
| <u>X</u> <b>Adrienne Cook</b> , Lot 34        | <u>X</u> <b>JoAnne Sanford</b> , Lot 56   |
| <u>X</u> <b>Barbara Jean Durrett</b> , Lot 23 | <u>X</u> <b>John Seck</b> , Lot 15        |
| <u>X</u> <b>Harold Gregorich</b> , Lot 65     | <u>X</u> <b>Caroline Sejnoha</b> , Lot 19 |
| <u>X</u> <b>Patricia Judge</b> , Lot 58       | <u>X</u> <b>Virginia Schuman</b> , Lot 74 |
| <u>X</u> <b>Linda Laux</b> , Lot 45           | <u>X</u> <b>Paul Spencer</b> , Lot 38     |
| <u>X</u> <b>Cheryl Murphy</b> , Lot 62        |   |

Diana Iglesias welcomed homeowners to the meeting noting the presence of a quorum. The meeting was

**I. Minutes Approval (Iglesias)**

- **A motion was made and seconded (Englert/Cook) to approve the January 12, 2017 Meeting Minutes as presented. Motion passes unanimously.**

**III. State of the Association**

- Diana Iglesias reported the following capital expense projects were completed in 2017:
  - \$40,000 in damages cost the Association over \$12,000 after insurance paid.
  - Arborists have recommended several pine trees be removed before they become a liability.
  - Plan to add xeriscape "low water" landscaping in place of trees around Summertree wall.
  - Sinkholes on Third St. recently filled in due to tree stump rotting.
  - New address markers installed.
  - Repair Hayden alley wall damaged by unknown large truck.
  - Reserve study done.
  - Pool roof & and pool deck were recoated/resealed.
  - Pony wall light bulbs replaced with LED bulbs, thanks to Paul Spencer.
  - Review of HOA insurance policy changes and history.
  - Changes made to master insurance policy to be in compliance with CC&Rs at an increased premium cost of \$5,000.
- Projects for 2018:
  - Pony lights should be painted
  - Pool pump needs to be addressed
  - CC&R review for potential update or revision

**IV. Treasurer's Report** (Victoria Englert)

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- Victoria Englert reviewed the financials as follows:
  - The Reserve Fund has \$22,352
  - Certificate of Deposit is \$25,114
  - Operating account has \$10,009
  - Total assets are \$57,475
- **The 2017 Financial Report was approved as presented.**

**2018 Budget**

- Victoria Englert reviewed the 2018 Budget noting:
  - Hit hard last year and now need to remove liability by removing trees.
  - Vicki worked hard to get competitive bids on the tree removal..
- Minimal capital expenses slated for 2018 in order to build up reserves:

**V. Election**

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- Owner Patricia Judge volunteered to count ballots.
- Donna W. reported that, Harold Gregorich and Michael Streed were duly elected to the Board for a two-year term by 46% of owners voting via absentee and in-person ballots. Jason Cook, Victoria Englert, and Diana Iglesias continue to serve the second year of their term.
- Diana thanked Kate Mann for her past services and contributions to the Board.

**VI. Owner Feedback**

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- A homeowner inquired about the cracks in the cul de sacs and Diana explained that the streets are the responsibility of the City. Jason agreed to call the City of Tucson to see what can be done.
- Sink holes not in the common area are the responsibility of the homeowner.
- Holiday decorations were very nice this year.
- Please report any front lights that are out so homeowners can be made aware to replace bulbs to light up the area at night.

**VII. Future Meetings**

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- 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 13, 2018 at 7:00 p.m.**
  - June 12, 2018 at 7:00 p.m.
  - September 11, 2018 at 7:00 p.m.
  - November 6, 2018 TBD Special Budget Meeting

**VIII. Adjournment**

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- **There being no further items of business, the Board adjourned the meeting at 7:34 p.m.**

**Belcorte Board Members**

<b>Name</b>	<b>Board Position</b>	<b>Term Expires</b>
Diana Iglesias	President	2019
Jason Cook	Vice President	2019
Victoria Englert	Treasurer	2019
Harold Gregorich	Member-at-Large	2020
Michael Streed	Member-at-Large	2020

# Belcorte Homeowners' Association Annual Meeting Minutes

Thursday, January 11, 2018

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## **Contact Management:**

Donna Wood, Property Manager	298-2146	<a href="mailto:Donna@pinehurstproperties.net">Donna@pinehurstproperties.net</a>
Carol Keyser, Management Agent	298-2146	<a href="mailto:info@pinehurstproperties.net">info@pinehurstproperties.net</a>

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**Belcorte Homeowners' Association**  
**Board of Directors Meeting Minutes**  
**Tuesday, March 13, 2018 at 7:00 p.m.**  
**Eastside City Hall**

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***Present:***

**Board:**

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

**Staff:**

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

**Residents:**

- |  |   |
|--|---|
| <u>X</u> <b>John Cox</b> , Lot 42        | <u>X</u> <b>John Seck</b> , Lot 15        |
| <u>X</u> <b>William Hallett</b> , Lot 75 | <u>X</u> <b>Margaret Seck</b> , Lot 15    |
| <u>X</u> <b>Linda Laux</b> , Lot 45      | <u>X</u> <b>Carolina Sejnoja</b> , Lot 19 |
| <u>X</u> <b>Kate Manns</b> , Lot 25      | <u>X</u> <b>Virginia Schuman</b> , Lot 74 |
| <u>X</u> <b>JoAnne Sanford</b> , Lot 56  | <u>X</u> <b>Paul Spencer</b> , Lot 38     |

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 (Cook/Iglesia) to approve the November 7, 2017 Board Meeting Minutes as presented. Motion passes.**

**II. Treasurer's Report (Victoria Englert)**

- Victoria Englert reviewed the February Financials as follows:
  - Operating Account has \$15,651
  - The Reserve Fund has \$11,124
  - Certificate of Deposit is \$25,174
  - Total Assets are \$51,949
  - February Income of \$5,807, \$4,293 Expenses for a Net Gain of \$1,514
- Lights for new signage only expense variance.
- **The Financial Report was accepted as presented.**

**III. Committee Reports**

**Pool/Court Committee**

- Mike Streed has been soliciting bids to replace the pool pump. The current pump seems to run continuously and a new pump would be more efficient and less costly to run. After speaking with six pool companies, two companies were turned down that charged for an estimate, two didn't show, and we have two bids: *E-konomy Pool & Spa* is \$1,479, and *Imperial Pool* at \$1,564.
- **A motion was made and seconded (Iglesias/Cook) to accept the *Imperial Pool* bid provided they can meet the competitor's price. Motion passes.**
- Wire mesh on pool fencing needs to be screwed in to be secured. When the pool opens, we will be needing an insulating cover for the pool handrail to prevent burns. Discussion ensued as to whether to powder-coat the handrail or wrap with tape as in prior years and the cost of the insulating covers versus wrapping or powder-coating.

**Architectural Review Committee**

- Jason Cook noted that a water softening system and a gate was approved by the Committee.

**Landscaping Committee**

- Diana Iglesias reported that the irrigation lines damaged by *CenturyLink* when they installed a cable to a home were finally repaired.
- A car jumped the curb North on Hayden and knocked down the No Parking sign and damaged a shrub. The landscape crew repaired both items. This corner continues to be an issue since there is no sidewalk and pedestrians are forced to walk in the street. The City of Tucson has a right away there so it would be costly to move the pool piping, etc. in order to establish a sidewalk. The idea to install a path of pavers was discussed but could expose the Association to additional liability.
- Diana suggested giving the landscaper a gift certificate for their dedication and quality workmanship. A \$50 subway certificate could provide several lunches to the landscaper and express the Association's gratitude.
- The solar lights have all been installed to better light the address numbers. Thanks to Paul for his work on this. After the address markers were installed on the pony walls, minor touch-up painting was needed and completed.
- Diana reported that the City of Tucson creates a work order for chip sealing and then the supervisor comes to inspect the streets. The inspector was in the community today. There is a Citizen Request Log for paving streets and the final selection for the Prop 101 repairs has not yet been decided. Owners were encouraged to contact the City with their requests.
- Lot 73 owner died last July. A notice on door indicates the property is vacant and will remain so until the property is sold. Legally there is not much the Association can do until delinquencies reach over \$1,200

**IV. Old Business**

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**Insurance**

- Policy renews in December.
- One homeowner reported that he paid more in premiums since the Board changed the insurance policies two years ago and suggested either the Insurance company or Management company is responsible and should reimburse him. The Board noted everyone was acting in good faith for the best interest of the Association and no one was to be blamed.

**V. New Business**

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**Sidewalks**

- *Pinehurst Properties* agreed to solicit bids on speed humps versus speed tables.
- Third Street has three places on the sidewalk with cracks which need to be filled with epoxy since they are a trip hazard. Harold Gregorich agreed to follow up and solicit bids to fill the cracks.

**CC&R Revision**

- The Association attorney, Carolyn Goldschmidt, will address the revision of the CC&Rs on Thursday, along with the insurance issue.

**Perimeter Wall on Summertree**

- This wall is showing its age and is in need of paint and repair. *Pinehurst* agreed to solicit bids for the project so the Board can determine if they should modify the budget to address the wall this year.

**VI. Homeowner Feedback**

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- When pool opens, will the west side gate that has a combination lock be accessible? The Board confirmed it would be accessible. It was locked to discourage unaccompanied children access to the pool.
- Concern was noted about minutes not being on the website in draft form. Since the item was not on the agenda the Board cannot discuss tonight, but agreed to consider the issue for future meetings.

**VII. Future Meetings**

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- 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 12, 2018 at 7:00 p.m.**
  - September 11, 2018 at 7:00 p.m.
  - November 6, 2018 at 7:00 p.m.

**VIII. Adjournment**

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- **There being no further items of business, the Board adjourned the meeting at 8:21 p.m.**

**Contact Management:**

Donna Wood, Property Manager	298-2146	<a href="mailto:Donna@pinehurstproperties.net">Donna@pinehurstproperties.net</a>
Carol Keyser, Management Agent	298-2146	<a href="mailto:info@pinehurstproperties.net">info@pinehurstproperties.net</a>

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**Belcorte Homeowners' Association**  
**Board of Directors Meeting Minutes**  
**Tuesday, June 12, 2018 at 7:00 p.m.**  
**Eastside City Hall**

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***Present:***

**Board:**

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

**Staff:**

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

**Residents:**

- |  |   |
|--|---|
| <u>  X</u> <b>Barbara Durrett</b> , Lot 23 | <u>  X</u> <b>Virginia Schuman</b> , Lot 74 |
| <u>  X</u> <b>Sherry Maloney</b> , Lot 28  | <u>  X</u> <b>Carolina Sejnoja</b> , Lot 19 |
| <u>  X</u> <b>JoAnne Sanford</b> , Lot 56  | <u>  X</u> <b>Paul Spencer</b> , Lot 38     |

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

**I. Minutes Approval (Iglesias)**

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- **A motion was made and seconded (Iglesias/Cook) to approve the March 13, 2018 Board Meeting Minutes as amended:**
  - On Page One, Section III, Second Bullet/ Motion: Remove bid amount.
- **Motion passes.**

**II. Treasurer's Report (Victoria Englert)**

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- Victoria Englert reviewed the May Financials as follows:
  - Operating Account has \$20,549
  - The Reserve Fund has \$11,138
  - Certificate of Deposit is \$25,248
  - Total Assets are \$56,936
  - May Income of \$6,127, \$3,444 Expenses for a Net Gain of \$2,685
- One CD to roll over in the next ten days.
- Gas to heat the pool went way up. Donna Wood agreed to provide invoices to compare the cost of gas versus actual usage; the only other expense variance was lights for the new signage.
- **The Financial Report was approved as presented.**

**III. Committee Reports**

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**Pool/Court Committee**

- Diana reported the Association has a new pool service vendor, *New Pools AZ*. In addition, the warranty registration for the new pump was sent in.
- The new pool service has identified a couple issues:
  - 1) Black algae present must be removed with acid power wash, followed by an alkaline rinse. *New Pool AZ* submitted a bid for \$2,500. The Committee agreed to monitor this to hoping treatment can wait until the Fall.

2) The tile edges need re-caulking around. This was last done in 2016 for \$575, but can be held off until the fall. Bid for the work will be solicited.

- Safety issues continue with complaints about children jumping on chaise lounges, throwing rocks into the pool, etc. Anyone who witnesses this should report it. There also continue to be people at the pool who do not seem to live in Belcorte.

#### **Architectural Review Committee**

- Jason Cook reported no ARC requests have been submitted, but a new gabion was recently installed without a submittal. The ARC form has been sent to the owner for to complete and submit for approval.
- It was noted that there will be a trustee sale for Lot 73 on June 15, 2018.

#### **Landscaping Committee**

- Donna W. reported the backflow valve had a leak which cost \$170 to fix. It may also be leaking underground. Donna W. noted that the Association could wait until the next inspection to address the issue, when the current permit expires. Discussion ensued on moving the valve away from the street corner but it is probably cost prohibitive.
- Two solar lights on Hayden were stolen and then replaced. Another light was recently stolen by the pool costing \$21.21 to replace.

### **IV. New Business**

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#### **Sidewalks**

- It was reported that Mike S. (the sidewalk guy) agreed to do the work on the raised sidewalks on Third Street, but not in the summer. Work must be hired out if it is needs to be completed sooner.

#### **Amendment Revision**

- An issue came up when evaluating the insurance issue regarding the difficulty to pass Belcorte amendments. The attorney suggested passing an amendment to amend the revision process to require 60% rather than 75% approval to enact any changes. The amendment change would mean that 48 of 79 homeowners would need to agree for a community-wide vote to pass.
- It was suggested that the Board establish a person in each cul de sac to talk to the neighbors about the importance of revising the CC&Rs with a letter from the Board. Consider color identified documents for simplicity.

#### **Perimeter Wall on Summertree**

- The Association solicited bids to repair the Summertree wall. Bids ranged from \$8,932 (*Cole's Custom Painting*) to \$12,000 (*Abeyta Painting*), and \$12,483 (*Philabaum Painting*.) *Cole's* bid also included an additional \$525 to apply Endurlastic coating to top of parapet caps. Discussion ensued on whether to use a house paint color. *BBB* reviews for *Cole's Custom Painting* were glowing. Donna W. agreed to seek advice from the expert at *Dunn Edwards* regarding the paint color.
- **A motion was made and seconded (Cook/Iglesias) to approve the *Cole's Custom Painting* bid for the Summertree wall at \$8,932 with \$525 parapet coating option. Motion passes.**
- Diana reported she had acquired a reasonable bid from Gary to clean, sand and paint the pony wall lights black at \$60 bid per light, for a total of \$1,440.



- **A motion was made and seconded (Englert/Cook) to approve painting the pony wall lights by Gary for \$1,440. Motion passes.**

**Speed Hump Bids**

- Bids for speed bumps were expensive. Paul Spencer noted the City may agree to provide signage to alert drivers of the upcoming curve at night. The Board agreed to revisit the issue in the future, if necessary.
- It was noted that the traffic began to come through Belcorte when the Pantano Road work was done as a faster alternative to move through the area and that the only way to limit traffic is to close off Belcorte and take over maintenance of the streets.

**V. New Business**

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**Posting Draft Minutes on Website**

- A concerned owner would like the draft minutes posted to the website since the Board only meets quarterly.
- Diana reported that after meeting with the attorney it was considered okay to post draft minutes on the website as long as they are clearly marked as a draft copy.
- **A motion was made and seconded (Iglesias/Cook) to post the draft Board Meeting minutes on the website. Motion passes.**

**VI. Future Meetings**

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- 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 11, 2018 at 7:00 p.m.**
  - November 6, 2018 at 7:00 p.m.

**VII. Adjournment**

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- **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	<a href="mailto:Donna@pinehurstproperties.net">Donna@pinehurstproperties.net</a>
Carol Keyser, Management Agent	298-2146	<a href="mailto:info@pinehurstproperties.net">info@pinehurstproperties.net</a>

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**Belcorte Homeowners' Association**  
**Board of Directors Meeting Minutes**  
**Tuesday, September 11, 2018 at 7:00 p.m.**  
**Eastside City Hall**

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***Present:***

**Board:**

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

**Staff:**

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

**Residents:**

- |  |   |
|--|---|
| <u>X</u> <b>Barbara Durrett</b> , Lot 23 | <u>X</u> <b>Virginia Schuman</b> , Lot 74 |
| <u>X</u> <b>Rose Dittmar</b> , Lot 7     | <u>X</u> <b>John Seck</b> , Lot 15        |
| <u>X</u> <b>Dolores Gobeia</b> , Lot 17  | <u>X</u> <b>Margaret Seck</b> , Lot 15    |
| <u>X</u> <b>Carmen Muñoz</b> , Lot 18    | <u>X</u> <b>Paul Spencer</b> , Lot 38     |
| <u>X</u> <b>Hector Muñoz</b> , Lot 18    | <u>X</u> <b>Maria Valle</b> , Lot 4       |

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 (Cook/Streed) to approve the June 12, 2018 Board Meeting Minutes as presented. Motion passes.**

**II. Treasurer's Report (Victoria Englert)**

- Victoria Englert reviewed the August Financials as follows:
  - Operating Account has \$24,547
  - The Reserve Fund has \$6,572
  - Certificates of Deposit is \$25,356
  - Total Assets are \$56,475
  - August Income of \$6,090, \$5,700 Expenses for a Net Gain of \$390
- Legal Fees ran high this last month but represented multiple month's fees. Pool water was also higher this past month. It was suggested that the shower leaks behind the wall and the Board agreed to follow up on this as well as checking the toilet float valve.
- Discussion ensued on maintenance of community amenities and the importance of an operational shower at the pool. A homeowner requested that information be put in the newsletter regarding non-operational amenities to make homeowners aware.
- **The Financial Report was approved as presented.**

**III. Committee Reports**

**Pool/Court Committee**

- Diana reported the pool is being used more this year than in the past. The Black algae identified in the pool is an ongoing issue. Pool looks good otherwise.
- Shade screens have been secured in the pool area and some fence was also repaired.

**Architectural Review Committee**

- Jason Cook reported Lot 18 has submitted for an addition and is awaiting permits from the City of Tucson.
- Donna Wood reminded homeowners to submit an ARC form if they plan to make any changes to the property

**Landscaping Committee**

- Diana reported three large trees were trimmed, two on Third St. and one on Hayden St. Several irrigation leaks were also recently repaired. The weeds were removed from the alley as part of the regular maintenance and the alleys look much better.

**IV. Old Business**

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**Amendment Revision**

- Diana reported that the attorney recommended changing the approval process to be a simple majority rather than 75% majority to approve any change to the CC&Rs or lessening the requirement from 60/79 to 48/79. It was suggested that the best way to do this may be to assign someone from each cul de sac to contact each homeowner in their cul de sac to discuss the importance of this change.
- John Seck noted it was important to move forward and he agreed to coordinate this effort and Donna W. agreed to send the attorney letter to John for his review

**Perimeter Wall on Summertree**

- The pony wall was repaired for \$3,100. Now the wall needs to be painted *Cole Custom Painting* bid \$9,457 to paint the whole wall and repair any cracks. It is important to purchase the *Dunn Edwards* paint before the price increases on Oct 1. *Dunn & Edwards* recommended a mid-range color. Accent stripe is open for discussion.
- **A motion was made and seconded (Englert/Cook) to approve painting the pony wall *Stony Beige* with *Adobe* color trim. Motion passes**

**V. New Business**

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**Pool Repair**

- In order to remove the black algae from the pool, the pool vendor recommends changing the sand filter to a glass filter since the sand filter is recirculating the algae and the glass filter does not. Glass medium also has an extended life span and does not need to be changed every 3-5 years as sand does. The cost is \$2,427 for 31 bags of the glass medium to replace the sand.
- The Board agreed to inform the community about black algae and its treatment, cost and how to personally minimize the spread of the algae. The issue was tabled until the next meeting in November.
- It cost \$575 two years ago to re-caulk the pool, needs to be done when pool is closed for winter.
- A resident noted the pool deck may be in need of repair as color is fading.

**Painting**

- The Reserve Study recommended the pool house be painted in 2019. *Cole's Custom Painting* bid to prep and paint stucco, wood and metal was \$4,190. No decision was made.

**2019 Draft Budget**

- A draft budget was distributed for review and discuss at the November meeting.

## **Belcorte Homeowners' Association Board Meeting Minutes**

Tuesday, September 11, 2018

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- Insurance cost \$16,417 per year. The Board has contacted five agents to procure a less expensive proposal for the policy set to renew on December 16, 2018. Rose agreed to assist since she works in the insurance industry.

### **Home Sales**

- Two homes sold immediately with increasing property values.

### **VI. Future Meetings**

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- 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 6, 2018 at 7:00 p.m.**

### **VII. Adjournment**

---

- **There being no further items of business, the Board adjourned the meeting at 8:05 p.m.**

#### **Contact Management:**

Donna Wood, Property Manager	298-2146	<a href="mailto:Donna@pinehurstproperties.net">Donna@pinehurstproperties.net</a>
Carol Keyser, Management Agent	298-2146	<a href="mailto:info@pinehurstproperties.net">info@pinehurstproperties.net</a>

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**Belcorte Homeowners' Association**  
**Board of Directors Meeting Minutes**  
**Tuesday, November 6, 2018 at 7:00 p.m.**  
**Eastside City Hall**

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***Present:***

**Board:**

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

**Staff:**

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

**Residents:**

- |  |  |
|--|--|
| <u>X</u> <b>John Cox</b> , Lot 42                            | <u>X</u> <b>John Seck</b> , Lot 15     |
| <u>X</u> <b>Rose Dittmar</b> , Lot 7                         | <u>X</u> <b>Margaret Seck</b> , Lot 15 |
| <u>X</u> <b>Jeff Leane</b> , <i>LaBarre/Oksnee Insurance</i> | <u>X</u> <b>Paul Spencer</b> , Lot 38  |
| <u>X</u> <b>Virginia Schuman</b> , 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 (Englert/Streed) to approve the September 11, 2018 Board Meeting Minutes as presented. Motion passes.**

**II. Insurance**

- Mike Streed thanked John Cox, Rose Dittmar, and Harold Gregorich for serving on the Insurance Committee. *CAU* and *Farmers Insurance* are the only companies that sent bids.
- The Committee wholeheartedly recommends *CAU* which is a substantially increased coverage with only a modest increase in premium. Current coverage is \$11,110,000 and proposed coverage is up to \$16,000,000 including all buildings and units with a \$5,000 deductible. Jeff Leane agreed to help with the deductible resolution.
- Coverage includes replacement value with a building ordinance provision to cover any changes in building codes, sewer & drain backup (not previously included) and there is zero payroll policy. Previously, there was an umbrella liability policy and Jeff recommends a \$2 million optional umbrella policy.
- Homeowners should have a HO6 policy (condo unit coverage) to cover deductible and personal liability, including loss assessment and loss of use provisions.
- Consider \$5,000 deductible for regular loss, \$10,000 deductible for water damage to keep homeowners proactive. Jeff agreed to revise the bid to include the staggered deductible. There is no deductible for the umbrella, liability, Directors & Officers, etc. The only deductible is on property damage.
- **A motion was made and seconded (Streed/Iglesias) to approve the *LeBarre/ Oksnee* policy bid with the optional \$2 million umbrella and \$500,000 Workman's Comp coverage; deductible to be staggered 10,000 for water damage, \$5,000 for other losses. Motion passes unanimously.**

**II. Treasurer's Report** (Victoria Englert)

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- Victoria Englert reviewed the October Financials as follows:
  - Operating Account has \$14,680
  - The Reserve Fund has \$15,480
  - Certificates of Deposit is \$25,441
  - Total Assets are \$55,601
  - October Income of \$6,168, \$4,257 Expenses for a Net Gain of \$1,911
- Victoria reported \$10,000 was transferred from operating account to the reserve account.
- **The Financial Report was approved as presented.**

**II. Committee Reports**

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**Mailboxes**

- Paul Spencer reported there is a new temporary manager at the post office and he was approached regarding new mailboxes in a manner to limit the station's financial responsibility for the mail boxes.
- The labor for the carrier to relabel the new boxes could be borne by the Association, limiting the labor expense as well as labor to distribute the new box keys. The Post Office could release the keys to the Board for the Board to distribute keys. This is tentatively in the works.
- Paul agreed to take pictures of failing roads and work with the City Council office to encourage street maintenance on the Belcorte cul de sac streets.

**Pool/Court Committee**

- Mike Streed reported a variable speed pump was installed a year ago which only uses 600 watts now compared to 2,000 watts used previously. Shade screens have been secured in the pool area and some fence was also repaired.
- There is an ongoing problem with black algae. Changing the pool filter this year may help since the algae is also in the filter. The filter holds 31 pounds of sand or the glass filter material can be considered for the filter. Pool looks good otherwise.
- The longstanding leak in shower was repaired and access to the pipes in the wall created.

**Architectural Review Committee**

- Diana reported in Jason Cook's absence that a request to enclose a carport for a garage was submitted.

**Landscaping Committee**

- Diana reported one dead tree was removed. Two pine trees on the Third St. median are diseased and will eventually need to be removed and replaced.

**IV. Old Business**

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**Amendment Revision**

- This item was tabled until after the new Board is elected in January.

**Perimeter Wall on Summertree**

- Perimeter lights were cleaned up and look nice. It is hard to replace the plexiglass panels with glass since they are too difficult to install.
- Quality differences in the wall painting. Painter used paint recommended by manufacturer who has agreed to supply a lower gloss paint and the painter will reapply the primer and repaint a test section. There were apparently texturing and prep issues.

**V. New Business**

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**Property Manager**

- Donna Wood introduced Amber Page as the new property manager contact for Belcorte. Amber has lots of prior experience in community management.

**Pool Repair**

- Diana recommends doing something with the pool filter before the pool opens in the spring. Also need to re-caulk around the edge of the pool, again prior to spring pool use.

**2019 Draft Budget**

- A draft budget was distributed for review and discuss at the November meeting.
  - CPA found that is cheaper -300
  - Landscaping down to \$11,016.
  - Tree trimming \$1,000 plus \$3,000 in reserves
  - Electric down to \$3,330.
  - Allocate \$1,000 to redo bathroom floors and replace fans.
  - Transfer funds to reserves quarterly (\$3,000) from operating account.
  - Defer \$4190 for painting pool house.
- **A motion was made and seconded (Iglesias/Englert) to approve the 2019 budget as amended. Motion passes**

**Annual Meeting**

- Nominations materials go out by November 20th and need to be submitted by December 10th.
- Terms expiring include Jason Cook, Victoria Englert and Diana Iglesias.

**VI. Homeowner Input**

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- It was noted that the bank-owned tour of foreclosure property was underwhelming for \$180,000.

**VI. Future Meetings**

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- 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 10, 2019 at 7:00 p.m. Annual Meeting**

**VII. Adjournment**

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- **There being no further items of business, the Board adjourned the meeting at 8:51 p.m.**

**Contact Management:**

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