

BELCORTE HOMEOWNERS' ASSOCIATION

BELCORTE.COM

Annual Meeting

Tuesday, January 11, 2022@ 1:00 P.M.

Via ZOOM

I. Call to Order:

The Board of Directors meeting was called to order at 1:05 p.m. by Board President and quorum was established.

II. Determination of Quorum

Quorum was met. Total returned ballots returned was 26.

III. Introductions- The Board and the Management representative introduced themselves briefly. In attendance were:

Harold Gregorich; Joe Grimm, John Seck; Mike Streed

Christine Nason from Mission Management

IV. State of the Association Report

As of November 2021, there are \$76,235 in total assets \$57,980 in Reserves and \$18,000 in operating funds. The irrigation issues on 3rd Street have been resolved, 2 trees were also removed from 3rd Street due to liability issues. Will be working to correct issues at the pool the satisfy county requirements. 2022 Board will have five members.

V. 2021 Financial Report – Harold

See President's report.

VI. 2022 Budget Presentation

Election of Directors and Annual Minutes

There was a total of 26 ballots returned to Mission Management.

Mr. Gregorich and Ms. Murphy were elected to 2-year terms, Ms. Sanford was elected to a 1-year term.

VII. Questions/Comments from members

No questions were brought forth at this time.

VIII. Organizational Meeting will be January 17th at 1pm.

IX. Adjournment

With no further business to discuss, a motion was made and duly seconded to adjourn the Annual meeting at 1:12 p.m. Motion carried unanimously.

**BELCORTE HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 11, 2022**

A. Call to Order:

The meeting was called to order by Mr. Gregorich at 1:14pm

Board Members Present:

Harold Gregorich, John Seck, Michael Streed

Management Company – Christine Nason

B. President's Report: Mr. Gregorich

C. Approval of Minutes:

Mr. Gregorich moved to approve the Board meeting and Executive meeting minutes of November 9, 2021, Mr. Seck seconded, and the motion was approved.

D. Management Report: Christine Nason

Financial Statements:

Financials – total operating income for the month of November 2021 is \$18,255 with reserves of \$57,980. The YTD operating income totaled \$64,607. The YTD expenses totaled \$65,407 which is \$801 over budget. Which is due to increases in costs of services.

- There are 5 accounts in delinquency (two were sent to the attorney) (enclosed at the end of the packet) (To be discussed in Executive Session only)
- There are currently three accounts in collections. (Can be discussed in Executive Session)

Administrative/Maintenance Items

- The Board had an Executive meeting on November 9th they discussed items relating to violations, collection reports, legal issues, and matters regarding personal financial information – ARS 33-1804.
- Enclosed is the violation log of open violations for the Board to review. Currently there are 15 open violations. In the last 60 days we have closed 9 violations.
- As of November, we approved 1 ARC request for a water softener.
- RFP for Landscape – bids are pending at this time due to staff shortages and delays industry wide. I hope to have them all within the next two weeks.
- Transitioning Banks – we are transition the banking system from Alliance to Axos. We are looking at a go live date by March 1st or sooner. Shawnee is in the process of opening all the reserve accounts with Axos by with funding to be moved.

E. Committee Reports:

1. Pool – The pool is closed goal is to open in April.
2. Landscape – Two trees removed that were threatening structures. Keeping trimming in check.
3. Tennis Court – Need to add *No Bicycles and No Skateboards* – Tabled until March.
4. Financials – October and November 2021 Financials included in meeting packet.

F. Landscape bids – Waiting on bids from Brightview, Santa Rita, and AAA. Should have bids in 2 weeks. Ms. Nason will forward to the Board once received.

G. New Business:

1. Pool

- a. Install 5 no-dive tiles on deck – Have a bid from Economy
- b. Replace 55' of deck drain - Have a bid from Economy
- c. Patch pool rim and replace two tiles
- d. Pool fence issues concerning distance between the bars
- e. Cool decking for the pool area

Will reach out to Economy and two other companies for bids on all five projects.

2. Landscape:

- a. Drainage issues on Lot 39 – Will reach out to Dorn Engineering.
- b. Granite Walkway – Need to check county code.
- c. Sidewalk lift – Mr. Gregorich will look into this and present findings at March meeting.
- d. Landscape improvement (more plantings) – Tabled until March
- e. Entrance wall paint: 5th and Hayden and 3rd and Pantano – Will reach out to Dunn Edwards for RFP.
- f. Cul-de-sac walls painted - Will reach out to Dunn Edwards for RFP.
- g. Pantano solar/led light. – Tabled

H. Homeowner open discussion/concerns (3 minutes per person)

Would like minutes on a timelier manner.

Next meeting is on March 7th at 1:00 PM.

I. Adjourn to Closed Session

With no further business Mr. Streed moved to adjourn, Mr. Gregorich seconded, motion approved. Meeting adjourned at 2:11 pm.

**BELCORTE HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
March 7, 2022**

A. Call to Order:

The meeting was called to order by Mr. Gregorich at 1:03 p.m.

Board Members Present:

Harold Gregorich, John Seck, Cheryl Murphy

Board Members Absent:

Michael Streed, JoAnn Sanford

Management Company: Christine Nason, Mission Management Services

Homeowners: 2 present

B. President's Report: Mr. Gregorich presented the President's Report, which included:

- Upgrading landscape on the south side of the pool; should be completed within the week.
- Financial totals lower this quarter due to insurance premiums, paid twice per year. Community is overbudget at this time.
- Sidewalk lifts on both Third and Hayden have been addressed with the others in line.

C. Approval of Minutes:

January 11 – Annual, Board and Executive Meetings

January 17 – Organization Meeting

Mr. Seck moved to approve the January 11, 2022 Annual, Board and Executive meetings' minutes and the January 17, 2022 Organizational meeting minutes, Ms. Murphy seconded, and the motion was approved.

D. Management Report: Christine Nason

Financials – total operating income for the month of February 2022 is \$14,998 with reserves of \$61,962. The YTD Assessment income totaled \$5,637. The YTD expenses totaled \$9,283 which is \$1950 over budget.

- There are 8 accounts in delinquency and 2 accounts in collections.

Administrative/Maintenance Items

- The Board had an Executive meeting on January 11th they discussed items relating to violations, collection reports, legal issues, and matters regarding personal financial information – ARS 33-1804.
- Enclosed is the violation log of open violations for the Board to review. Currently there are 11 open violations. In the last 60 days we have closed 23 violations.
- As of February, we approved 1 ARC request for exterior paint.
- RFP for Landscape – 2 of 3 bids have been received either of the new bids are higher

than the current vendor and would result in an increase of \$591-\$752 per month.

- Bank transition is live. All homeowners received multiple communications regarding the change with only a few accounts falling short.
- E-konomy came to review the additional pool repairs and we are awaiting the bid. As for the Pool fence we have reached out to Protect a Child Pool Fencing to inspect the fence as E-konomy does not handle fencing.
- Drainage and pathway corrections were completed in February.
- Sidewalk lifting – The City of Tucson's shared sidewalk program inspected the lifted sidewalks, and we are roughly 8-12 months out for them to fix them. This is a large cost saving measure as all the HOA will pay for is the materials at roughly \$137.

Action in Lieu items:

- Granite pathway and drainage were approved for \$5,750

E. Committee Reports:

1. Pool – discussed during the Old Business portion of the meeting
2. Landscape – done and included in President's Report
3. Tennis Court - completed
4. Financials – Dec 2021-Feb 2022 (discussed earlier in the meeting)

F. Old Business:

1. Landscape bids – tabled until Fall
2. Pool
 - a. Install 5 no-dive tiles in deck
 - b. Replace 55' of deck drain
 - c. Patch pool rim and replace two tiles

A motion was made by Mr. Seck and seconded by Mr. Gregorich to approve the bid from E-Konomy for \$2,660 to install five (5) no-dive tiles in deck, replace 55' of deck drain and patch pool rim and replace two (2) tiles. Motion approved.

 - d. Cool decking for the pool area – tabled to September
 - e. Pool fence issues concerning distance between the bars – tabled pending bid
3. Landscape
 - a. Entrance wall paint: 5th & Hayden and 3rd & Pantano – tabled
 - b. Cul-de-sac walls painted – tabled
 - c. Pantano solar/LED light – tabled

G. New Business:

1. Parking – tabled until next meeting
2. Carports – including the item below with reference to carports and porches, a discussion was held
3. Plant Thefts – see previous item
4. Pool Landscape Renovation

A motion was made by Mr. Gregorich and seconded by Ms. Murphy to accept the \$3,000 proposal from Greg Brubaker for the Pool Landscape Renovation. Motion approved.

Management to coordinate with Board and Committee members on organizing Pool Opening/Landscape Renovation Party.

H. Homeowner open discussion/concerns (3 minutes per person)

Nothing at this time.

Next meeting is on June 6th at 1:00 p.m.

I. Adjourn to Closed Session

With no further business Mr. Seck moved to adjourn at 1:59 p.m, Ms. Murphy seconded, motion approved.

SUMMARY

Motions

Mr. Seck moved to approve the January 11, 2022 Annual, Board and Executive meetings' minutes and the January 17, 2022 Organizational meeting minutes, Ms. Murphy seconded, and the motion was approved.

A motion was made by Mr. Seck and seconded by Mr. Gregorich to approve the bid from E-Konomy for \$2,660 to install five (5) no-dive tiles in deck, replace 55' of deck drain and patch pool rim and replace two (2) tiles. Motion approved.

A motion was made by Mr. Gregorich and seconded by Ms. Murphy to accept the \$3,000 proposal from Greg Brubaker for the Pool Landscape Renovation. Motion approved.

With no further business Mr. Seck moved to adjourn at 1:59 p.m, Ms. Murphy seconded, motion approved.

Action Items

Management to coordinate with Board and Committee members on organizing Pool Opening/Landscape Renovation Party.

**BELCORTE HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
June 13, 2022
Via Zoom**

A. Call to Order:

The meeting was called to order by Mr. Gregorich at 10:03 AM.

Board Members Present:

Harold Gregorich, John Seck, Michael Streed, and Cheryl Murphy

Board Members Absent:

JoAnn Sanford

Management Company: Christine Nason, Mission Management Services

Homeowners Present - 1

B. President's Report: Mr. Gregorich presented the President's Report, which included:

- Pool gates were installed and tiles were replaced. Pool deck painting will be scheduled in the fall.
- Landscaping looks great despite drought conditions. Two Australian bottle trees have been showing stress from the heat. They have dropped leaves. Additional water was added to the schedule to correct this.
- Financial totals were reviewed.
- The first annual pool party took place in April and there were fourteen attendees. Those present had a great time.

C. Approval of Minutes:

March 11, 2022 – Board and Executive Meetings

Mr. Gregorich moved to approve the March 11, 2022 Board and Executive meetings' minutes, Mr. Streed seconded, and the motion was approved.

D. Management Report: Christine Nason

Financials – total operating income for the month of May 2022 is \$5,190 with reserves of \$63,498. The YTD Assessment income totaled \$29,186. The YTD expenses totaled \$39,487 which is \$4,078 over budget mostly due to landscaping updates.

- There are 8 accounts in delinquency.
- There are currently four accounts in collections.

Administrative/Maintenance Items

- The Board had an Executive meeting on March 7th they discussed items relating to violations, collection reports, legal issues, and matters regarding personal financial information – ARS 33-1804.
- Enclosed is the violation log of open violations for the Board to review. Currently there are 10 open violations. In the last 60 days we have closed 13 violations.
- As of March, we approved 1 ARC request for foundation repairs.

- Ekonomy completed repairs to the decking and added the new tiles in early April. We also started receiving reports from Ekonomy with the pool readings from each visit with before and after photos.
- The 2023 Draft Budget will be presented in September. Please provide Ms. Nason with any new expenses or changes prior to that meeting.
- Legislative updates:
 - Flags – HOA can no longer prohibit First Responders, Gadsden, Gold Star, Military and Law Enforcement flags.
 - CC&R changes – due to a recent AZ Supreme Court ruling; any changes to the CC&Rs now require 100% unanimous approval by all members of the community.
 - All other updates are being gathered and one of our HOA attorney's will issue a handout with all the information

E. Committee Reports:

1. Financials – March 2022-May 2022 (discussed earlier in the meeting)
2. Landscape – The path is serving the community well. There have been a few irrigation leaks that have been repaired. The water is turned off when a leak is found, and the landscapers take care of the issue when they are onsite on Tuesdays.
3. Pool – The bathrooms are checked and cleaned three times per week. The deck is hosed off once per week. The pool is clean and in good shape. Mr. Gregorich inquired about the \$800 gas bill. Ms. Nason noted that this was due to the remaining expense to heat the pool.
Mission Management will ask Ekonomy Pools to check for any gas leaks.
4. Tennis Court – The court is cleaned with a blower, as needed. There is less usage due to the heat, but this will change when the weather cools down.

F. Old Business:

1. Landscape bids – tabled until Fall
2. Pool Maintenance – tabled until September
 - a. Cool decking for the pool area
 - b. Pool fence issues concerning distance between the bars
3. Landscape
 - a. Entrance wall paint: 5th & Hayden and 3rd & Pantano – tabled
 - b. Cul-de-sac walls painted – tabled
 - c. Pantano solar/LED light – tabled

G. New Business:

1. Parking – Ms. Nason provided photos of parking issues in the community. She noted that vehicles may only park in front of the street for loading/unloading. Due to this, the pool parking area is being overrun. Mr. Streed agreed and noted that the Board will need to look at changing the parking regulations due to larger families with multiple vehicles. Discussion ensued. Mr. Streed agreed to draft a parking enforcement policy for the Board's review.
2. Pool Key distributions and cost – The Board discussed the costs for replacement keys. The Board agreed that homeowners should receive their first key free and the second will cost \$25. Mr. Seck suggested that this information be included in a newsletter.
3. Air BnB Rentals – Mr. Gregorich noted that the CC&Rs restrict rentals to a minimum of

30 days which should keep the short-term Air BnB rentals out of the community.

4. Compliance Protocol – Ms. Nason noted that per the management contract inspections are being done monthly and are escalated according to the current Enforcement Policy. Mr. Gregorich asked if there are options to make the process faster. Ms. Nason stated that the Board could increase to twice per month inspections. Two Board members agreed to walk the community mid-month.

Mission Management will provide the Board with a quote for an additional monthly inspection.

5. Possibility of monthly meetings – Ms. Nason noted that the current management contract states that there will be quarterly meetings and any additional meeting is \$75 per hour. Ms. Murphy asked if the Board could meet without Mission Management present. Ms. Nason stated that this is acceptable as long as a 48-hour notice to the membership is provided and someone takes meeting minutes. She also noted that if the Board wants to meet in a study session where no decisions are made, minutes will not need to be taken. Mr. Gregorich noted that he will reach out to the Board in August regarding a possible meeting.

H. Homeowner open discussion/concerns (3 minutes per person)

A homeowner noted that the entire pool deck does not need to be done and asked the Board to just consider the area under the ramada. Mr. Gregorich invited the homeowner to be part of the bidding process in a few months.

Next meeting is on September 12th at 10:00 a.m.

I. Adjourn to Closed Session

With no further business Mr. Streed moved to adjourn at 11:11 AM. Ms. Murphy seconded, motion approved.

SUMMARY

Motions

Mr. Gregorich moved to approve the March 11, 2022 Board and Executive meetings' minutes, Mr. Streed seconded, and the motion was approved.

With no further business Mr. Streed moved to adjourn at 11:11 AM. Ms. Murphy seconded, motion approved.

Action Items

Mission Management will ask Economy Pools to check for any gas leaks.

Mission Management will provide the Board with a quote for an additional monthly inspection.

**BELCORTE HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 7, 2022
In-Person and Via Zoom**

A. Call to Order:

The meeting was called to order by Mr. Gregorich at 10:00 AM.

Board Members Present:

Harold Gregorich – President; John Seck – Vice President; Michael Streed – Treasurer/ARC Chair
Cheryl Murphy – Secretary; JoAnn Sanford - Director

Management Company: Christine Nason, Mission Management Services
Morgan and Roxanne, HOA Management Solutions

Homeowners Present: 5

B. President's Report: Mr. Gregorich reported the following:

The Board unanimously agreed to terminate the contract with Mission Management Services effective November 30, 2022. The new management company will be HOA Management Solutions. The Board is working diligently to make the transition as painless as possible. The Board will finalize agenda items tonight for the new management company.

C. Approval of Minutes:

Sept 12, 2022 – Board and Executive Meetings

Mr. Gregorich moved to approve the September 12, 2022 Board and Executive meetings' minutes, Mr. Streed seconded, and the motion was approved.

D. Management Report: Christine Nason

- Total operating income for the month of September 2022 is \$14,136 with reserves of \$59,104. The YTD operating Revenue totaled \$52,694. The YTD expenses totaled \$65,054 which is \$8,264 over budget mostly due to landscaping updates.
- There are 4 accounts in delinquency (enclosed at the end of the packet) (To be discussed in Executive Session only)
- There is currently one account in collections. (Can be discussed in Executive Session)
- The Board had an Executive meeting on September 12th they discussed items relating to violations, collection reports, legal issues, and matters regarding personal financial information – ARS 33-1804.
- Enclosed is the violation log of open violations for the Board to review. Currently there are 6 open violations. In the last 60 days we have closed 10 violations.
- As of June, we approved 1 ARC request for painting a garage door.
- Call for Candidates for the Board is due to be sent on November 21st to all homeowners.

E. Committee Reports:

1. **Financials** – October 2022 – These financials will be forwarded to the Board email.

2. **Landscape** – Mr. Seck reported that landscaping is going well. A few seedlings sprouted up along the wall. A few new plants may be taken down, but most will be left to grow since they do not need to be watered. The Board agreed that Complete Landscape did not do a good job trimming. Ms. Sanford sent a message to Complete Landscape regarding this.
3. **Pool** – Mr. Gregorich noted that Economy Pools has done a good job with the pool. There will be an increase in their rates. The Board may need to consider getting proposals
4. **Tennis Court** – Mr. Seck reported that the tennis court is in good shape. There are small cracks, but these are normal.

F. Old Business:

1. **Landscape bids** – The Board agreed to have HOA Management Solutions get some new proposals.
2. **Pool Maintenance** –
 - a. **Cool decking for the pool area/Rim patches** – Two proposals were provided to the Board. The third company choose not to bid. The Board noted that the tile options should be removed. HOA Management Solutions will follow up with Economy Pools regarding a revised and updated proposal.
 - b. **Pool fence issues concerning distance between the bars** - The Board agreed to take no action at this time and remove this item from the agenda.
3. **Landscape**
 - a. **Entrance wall paint: 5th & Hayden and 3rd & Pantano/Cul-de-sac walls painted** – Tabled.
 - b. **Pantano solar/LED light** – Tabled.

G. New Business:

1. **HOA Insurance bids** – Two bids were received, and another is in progress. The policy expires December 12th. Tabled for a third bid.
2. **2023 Budget** – The Board reviewed the draft 2023 draft budget with a suggested 5% increase in assessments.
 - a. **Increase** – **A motion was made by Mr. Seck to approve a 5% assessment increase effective January 2023. The motion was seconded by Mr. Streed and passed unanimously with two opposed (Ms. Murphy and Ms. Sanford).**
 - b. **Budget** – **A motion was made by Ms. Sanford to approve the 2023 Draft Budget, as presented. The motion was seconded by Mr. Streed and passed unanimously.**
3. **Board Social Activities to help recruit Board members** – Tabled.
Mission Management will send an e-blast for the Call for Candidates.
4. **New covers for the Main Water Shutoff** – Mr. Gregorich will follow up on this.
5. **Painting the little library** – Mr. Gregorich will follow up on this.
6. **Ownership of wall between Belcorte and Summertree** – Ms. Nason reported that per plat maps and the Pima County maps the wall belongs to Summertree. Belcorte owns the easement in front of the wall. Map was enclosed for the board. The Board noted that they have been maintaining this wall for years. Ms. Nason noted that Summertree does not acknowledge owning this wall. The Board noted that the same developer built both developments. The Board also discussed insurance claims for this wall. Ms. Nason noted that these were covered losses since the trees that caused the damage belong to Belcorte. Ms. Murphy asked HOA Management Solutions to get legal confirmation of who

owns the wall.

H. Homeowner open discussion/concerns (3 minutes per person)

- A homeowner noted that some homeowners have received violations for trees overhanging their walls. She asked who is requiring this and for specifics on how much must be trimmed. Mr. Gregorich noted that these letters were sent because the trash trucks were hitting branches and to keep branches from causing damage to walls. Mr. Seck noted that this is an Association rule.
- A homeowner noted that the tennis court net is starting to fray. Mr. Seck will try to repair it.
- A homeowner asked what insurance coverage homeowners are responsible for. Ms. Nason noted that homeowners should have an HO6 policy that will cover the Association's \$10,000 deductible. Mr. Gregorich noted that insurance information will be sent via eblast once approved by the Board.
- A homeowner asked about interest rates for accounts.

Mission Management will forward current CD rates to the Board.

- A homeowner thanked the Board for their hard work for the community.

Next meeting is Annual Meeting on January 9, 2022 at 4:00 PM. (For immediate contact with the Board, send email to BelcorteHOA@gmail.com)

I. Adjourn to Closed Session

With no further business Mr. Streed moved to adjourn at 11:07 AM. Ms. Murphy seconded the motion, the motion was approved.

Belcorte Homeowners Association

Board of Directors Meeting

Date: December 14, 2022, Time: 4:00 PM

Zoom Meeting

MINUTES

BOARD MEMBERS:

Harold Gregorich	President	Present
John Seck	Vice President	Present
Michael Streed	Treasurer	Present
Cheryl Murphy	Director	Absent
JoAnn Sanford	Director	Present

COMMUNITY MANAGER: Morgan V – HOA Management Solutions

QUORUM: Quorum was met.

GUESTS/HOMEOWNERS PRESENT: Tricia Johnson, Lorran and Charlotte Meares, Mary and Victor Jury, Donna Kamper, Margaret Seck, Dean Jansa.

CALL TO ORDER: The meeting was called to order at 4:05 PM.

PRESIDENTS REPORT:

- Nothing new to report at this moment.

APPROVAL/REVIEW OF THE MINUTES:

- No minutes to approve until our next meeting.

TREASURER'S REPORT:

- We need HOAMS to review all of the checks that were sent over from Mission.
- Financials will be reviewed at the next meeting.

APPROVAL OF FINANCIALS:

- No financials to approve until our next meeting.

MANAGER'S REPORT:

Updated addresses/phone numbers/tenant info/mailling addresses/emails; Reviewed minutes from prior Board Meetings; Reviewed monthly Financials; Reviewed Budget and Expenses year to date; Processed Late Fees, mailed past due statements; Prepared BOD meeting materials; Updated Board Packet; Responded to homeowner request re Arc matters; Architectural Requests processed and archived; Posted approved Financials and Minutes to the web; Compliance Officer completed inspection runs; Posted fines to accounts when applicable; Processed and provided HomeWise Documents; Welcome Packages to new homeowners; Answering homeowner questions by phone and email; Corresponding with the Board on various matters. Sent out Self- nomination forms and Welcome packets to the community. Working on the annual packet and getting everything ready for the annual meeting.

LANDSCAPE REPORT:

- Harold: We've been working with Vicente from Complete Landscape. The alley way is looking clean. It's in our contract with Complete Landscaping to clean up our side of the alley way. We have been having constant leaks right off the corner of Hayden and third right by the pool, we are going to try and pull out a section and get it repaired, other than that Complete is just doing their regular jobs, its kind of slow due to the cold and the rain.

ARCHITECTURAL REPORT:

- No ARCS to review at this moment.

OLD BUSINESS:

- Updated E-Konomy contract.
Harold: After the pool was closed down E-konomy began charging us to come out and clean the pool

Belcorte Homeowners Association

Board of Directors Meeting

Date: December 14, 2022, Time: 4:00 PM

Zoom Meeting

MINUTES

2 times a week.

- E-Konomy winter (2x) and summer (3x) maintenance schedule.

HOAMS: E-konomy has stated that due to our community pool being a commercial pool they have to come out no less than 2 times a week.

Cheryl: Why don't we get a couple more estimates?

Mike: E-Konomy has done a really good job of keeping our pool in good condition for many years. We have tried other companies and we got black algae growing at the bottom of our pool, I wouldn't be in a rush to gather other estimates.

John: They are good, and they get the job done.

JoAnn: Do you have a lot of other communities that use E-Konomy?

HOAMS: Yes, a lot of other communities use E-Konomy.

Harold: We use to get a weekly report from them sent over to our old management company.

HOAMS: I can reach out to see if they can start sending over weekly reports again.

- Updated Complete Landscaping contract.

Harold: It looks like nothing has changed, I suggest sticking with Complete Landscaping, irrigation is part of their contract with us, if we start shopping around for others it may get pretty pricy.

John: They have saved us a ton of money.

- Chip & Seal. (Prop 411- Repaving all residential streets and fixing potholes.)

Harold: Did you file for chip & seal or street repaving.

HOAMS: They have you scheduled for prop 411, which is repaving all residential streets and fixing potholes.

- E-Konomy & Saguaro Pool estimates.

Harold: Lets table this until the next meeting.

Everyone agreed on staying with the lighter color that the pool currently has now.

NEW BUSINESS:

- How to get in contact and communicate with HOA management Solutions.

Phone number" (520) 760-7793

Email: CommunityMgr2@HoamsAz.com

- Annual meeting January 9, 2023.

The annual meeting will be in person at the City Hall 7:00 PM.

- How to become a Board Member and why!

All homeowners will receive a self-nomination form, if you are interested in joining the Board, please fill out this form and send it back to CommunityMgr2@HoamsAz.com and you will be added to the Ballot.

HOMEOWNERS FORUM: (Open Forum is for homeowners to voice concerns or questions to the Board for action. Time limits are imposed, and homeowners are welcome to stay throughout the Board meeting. Homeowners are required to sign in.)

- None of the homeowners had any questions regarding the meeting, just there to listen and catch up on what's going on in the community.

Next Meeting: March 15, 2023 – Zoom

Annual Meeting: January 9, 2023 – Tucson City Hall.

Adjournment: The meeting was adjourned at 5:09 PM.