

**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.

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Action Items

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