

**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.