

**The Springs at Santa Rita HOA
Board of Directors' Meeting
January 13, 2009 1:00 p.m.**

Board Members Present: Kaye Gray, President; Bernie Serek, Vice-President; Connie Fish, Secretary; Joe Misinski, Treasurer; Lance Johnson, Grounds; Joe Barton, Streets & Buildings; Neysa Dickey, Director; Carol Schmelz, Director

Board Member(s) Absent: None

Homeowners Present: 58

Call to Order: President Gray called the meeting to order at 1:00 p.m. The roll of members was taken and a quorum was present.

MSVA*: Joe Barton moved to amend the Agenda. Connie Fish seconded the motion.

Vice President's Report:

- CC&Rs and By-laws voting results: In Favor of Revisions 297, Opposed to Revisions 34, Total Votes Cast 331, Required For Passage (2/3 of all Homeowners) 296.
- Revised CC&Rs have been adopted. 25% of Homeowners did not vote.
- All four candidates were elected to the Board: Neysa Dickey, Lance Johnson, Joe Misinski, and Bernie Serek
- The Social Committee will now be comprised of four units as follows: Potlucks, Sally Bryan; Picnics in Perry Park, Lou Schulist; Happy Hour, Phillis & Mikio Hiraga; Garage Sales, Neysa Dickey.

MSVA*: Carol Schmelz moved to adjourn the HOA Board Meeting. Neysa Dickey seconded the motion.

- The 1/6/09 Annual Homeowners' Meeting was reconvened.

MSVA*: Bernie Serek moved to reconvene the HOA Board Meeting. Joe Misinski seconded the motion.

MSVA*: Bernie Serek moved to accept the Minutes of the December 5, 2008 HOA Board Minutes as written. Carol Schmelz seconded the motion.

Treasurer's Report:

- A second savings account has been opened at the recommendation of the Oversight Committee in order to keep our Operating Funds and Reserve Funds separated.
- As of today, the dues have been paid on all but 13 lots.
- The Board took no action on revising the dues payment procedures.

ARC Report: Gene McGaughey, Chair

- It is the Homeowner's responsibility to maintain their property as described in CCR&E Article 9, so the Committee is asking the Board to pass a resolution regarding excessive weed growth and/or sidewalk overhangs.

MSVA*: Bernie Serek moved to accept the following ARC Resolution. **RESOLUTION: The Weed & Overhang Committee send only one First Class traceable letter. The letter shall include language describing the existing conditions (a picture may be included) which violates CCR&E Article 9 and date of violation. In addition, the letter shall say they have 10 business days after the date of notice to correct the violation or respond in writing, after which if not corrected, the Association will correct the problem at Homeowner's expense using the authority of CCR&E Article 9.4 and the Owner shall be required to reimburse the Association all costs and fees. Further, the letter shall contain the first & last name of the person observing the violation.** Joe Barton seconded the motion.

Streets & Buildings Committee Report:

- The streets are the largest cost component in our Reserve Funding program.
- A meeting will be held in late February or March with Pattison-Evanoff (the geotech firm), Tucson Asphalt & other interested paving contractors, the Board, and Reserve Committee to determine the most cost effective method for maintaining The Springs streets in future years.
- Area contractors will be asked to submit bids for stucco repair & painting at the Entrance/Bell Tower.

Unfinished Business:

- A truck caused about \$5,000 damage to the sidewalk, curb, and maintenance shed wall over Labor Day weekend. A Certified Letter was sent to the trucking company. They received the letter, but have not responded.

MSVA*: Bernie Serek moved to submit a claim to our insurance company on the property damage that occurred on 9/1/08. Joe Barton seconded the motion.

New Business:

- Significant damage has been done to our streets by Waste Management's large, heavy trucks.
- The Board is looking into changing to a different trash service.

MSVA*: Neysa Dickey moved to accept outline of bid specifications enumerated in the trash service report submitted on January 13, 2009. Joe Barton seconded the motion.

MSVA*: Joe Barton moved to authorize Bernie Serek to send invitations to bid to Green Valley Sanitation, Saguaro, and possibly Talking Trash services per specifications adopted. Lance Johnson seconded the motion.

MSVD:** Bernie Serek moved to request our Attorney send notification by Certified Mail to Waste Management of our intent not to renew their existing contract. The letter should be sent after March 3, 2009. Carol Schmelz seconded the motion.

MSVA*: Bernie Serek moved to have Board prepare and send, with President's signature, notification letter by Certified Mail to Waste Management of our intent not to renew their existing contract. The letter should be sent after March 3, 2009. Lance Johnson seconded the motion.

- A suggestion has been made that the Board utilize our new Perry Park to host a Volunteers' picnic.

MSVA*: Joe Barton moved to approve the Board hosting a picnic in Perry Park on Saturday, March 28, 2009 for all Volunteers and their spouses. Bernie Serek seconded the motion.

Membership Open Forum:

- A Homeowner stated that someone has removed the "no pets" signs from Perry Park.

Adjournment: The meeting adjourned at 2:57 p.m.

Connie Fish, Secretary

The next scheduled meeting will be on February 3, 2009 at 1:00 p.m. in the Kino Room.

Remember to check The Springs Web site: <http://www.thespringshoa.org>

*MSVA--Motion made, seconded, voted, and approved.

**MSVD—Motion made, seconded, voted, and denied.