

**The Springs at Santa Rita HOA  
Board of Director's Meeting  
September 10, 2011 - 8:30 a.m.**

**Board Members Present:** Kaye Gray, President, Susan Olsen, Secretary/Treasurer, Joe Barton, & Sandie Stone. Phillis Hiraga, Vice President, & Howard Bryan attended via telephone & Skype. Absent: Lance Johnson.

**Homeowners Present:** 9 members

**Call to Order:** President Gray called the meeting to order at 8:30 a.m. The roll of members was taken and a quorum was present.

**MSVA\***: The agenda was approved as presented.

**MSVA\***: Joe Barton moved to approve the May 14, 2011 minutes. Sandie Stone seconded the motion.

**Treasurer's Report:**

➤ Checking/Savings Balance:	8/31/11	\$491,951.62
➤ Reserve Fund Balance:	8/31/11	415,427.29
➤ Operating Fund Balance:	8/31/11	76,524.33

The Treasurer informed the Board that the information previously reported in the Financial Report will now be found on the Balance Sheet. This change was to allow utilization of QuickBooks reporting rather than manual preparation of the report.

**MSVA\***: Sandie Stone moved to file the Financial Reports for audit. Joe Barton seconded the motion.

**MSVA\***: Joe Barton moved to reaffirm the Board's decision to increase the insurance limit based HOA common area property values effective July 1, 2011. Phillis Hiraga seconded the motion.

**MSVA\***: Sandie Stone moved to accept the proposed contract with State Farm insurance to consolidate all coverage under one underwriter with one renewal date. Phillis Hiraga seconded the motion. It was suggested by an audience member that there be a follow up discussion with State Farm to insure rate protection for more than one year.

**MSVA\***: Howard Bryan moved to reluctantly accept the resignation of Judith Bouzoun as ARC Chair. Phillis Hiraga seconded the motion. The Board wishes to thank Judith for her generous contribution to the Community.

**MSVA\***: Sandie Stone moved to purchase a new computer and Microsoft Office Professional 2010 from Reserve funds. Susan Olsen seconded the motion. The Board also directed the Office Manager to research and report back on the cost to replace the copier, printer, fax machine, and phone system in the HOA office.

**MSVA\***: Joe Barton moved that we continue discussion with Cadden Community Management to possibly utilize them to conduct the bi-annual ARC property inspections. Phillis Hiraga seconded the motion. A committee consisting of Sandie Stone, Joe Barton, Mike Kearns, and Gene McGaughey will meet to investigate this option.

The following reports were presented and will be posted on the Website: President's, Vice President's, ARC, Grounds, Streets, and Insurance.

**Adjournment:** The meeting adjourned at 10:35 a.m.

Susan Olsen, Secretary/Treasurer

**The next regular monthly meeting will be on Saturday, October 8th, 8:30 a.m. in the Fiesta Room.**

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

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

**The Springs at Santa Rita HOA  
Board of Director's Meeting  
October 8, 2011 - 8:30 a.m.**

**Board Members Present:** Kaye Gray, President, Susan Olsen, Secretary/Treasurer, Joe Barton, Sandie Stone. & Howard Bryan. Absent: Phillis Hiraga, Lance Johnson.

**Homeowners Present:** 9

**Call to Order:** President Gray called the meeting to order at 8:30 a.m. The roll of members was taken and a quorum was present.

**MSVA\***: Sandie Stone moved to approve the agenda. Howard Bryan seconded the motion.

**MSVA\***: Joe Barton moved to approve the September 10, 2011 minutes. Sandie Stone seconded the motion.

**Treasurer's Report:**

➤ Checking/Savings Balance:	9/30/11	\$487,277.50
➤ Reserve Fund Balance:	9/30/11	417,344.54
➤ Operating Fund Balance:	9/30/11	69,932.96

**MSVA\***: Joe Barton moved to file the Financial Reports for audit. Sandie Stone seconded the motion.

**MSVA\***: Joe Barton moved to approve \$600 expense for repair and replacement of missing and damaged street signs. Howard Bryan seconded the motion.

**MSV\***: Susan Olsen moved to cancel the current workers' compensation policy with SCF. Sandie Stone seconded the motion. After some discussion, the motion failed to pass.

**MSVA\***: Joe Barton moved to appoint Bernie Serek as Chair of an Ad Hoc Common Areas Issues Committee. Sandie Stone seconded the motion. Other volunteers include Richard Olsen, Mike Larkin, and Lisa Pope.

**MSVA\***: Joe Barton moved to approve the purchase of a Brother 9120 CN printer for \$400, an AT&T phone for \$75 and a Sony Digital Flash Voice Recorder for \$80. Sandie Stone seconded the motion.

**MSVA\***: Susan Olsen moved that we not contract with Cadden Community Management. Joe Barton seconded the motion. The motion did not pass.

**MSVA\***: Howard Bryan moved to table any property management company action until the December Board meeting and there is an opportunity for open discussion with interested homeowners. Joe Barton seconded the motion.

**MSVA\***: Sandie Stone moved to set the Board nomination deadline to November 30, 2011. Howard Bryan seconded the motion.

Reports were presented and will be posted on the Website: President's, Streets, and Finance Committee.

The Board thanked Sam Coggins and Vic Bignall for representing the HOA at the Bufflegrass seminar. It was announced that the height of the gatehouse entrance will be posted at 13'7".

**Adjournment:** The meeting adjourned at 10:30 a.m.

Susan Olsen, Secretary/Treasurer

**The next regular monthly meeting will be on Saturday, November 12, 8:30 a.m. in the Fiesta Room.**

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

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

**The Springs at Santa Rita HOA  
Board of Directors' Meeting  
November 12, 2011 - 8:30 a.m.**

**Board Members Present:** Kaye Gray, President, Phillis Hiraga, Vice President, Susan Olsen, Secretary/Treasurer, Joe Barton, Howard Bryan, Lance Johnson, & Sandie Stone.

**Homeowners Present:** 38

**Call to Order:** President Gray called the meeting to order at 8:30 a.m. The roll of members was taken and a quorum was present.

**MSVA\***: Susan Olsen moved to approve the agenda as corrected. Joe Barton seconded the motion.

**Guest Presenter:** David Voisard – Presented a proposal to upgrade the front entrance signage and fountain. The fountain upgrade would cost approximately \$4,500; there was no estimate provided for the change in signage.

**MSVA\***: Joe Barton moved to approve the October 8, 2011 minutes. Sandie Stone seconded the motion.

**Treasurer's Report:**

➤ Checking/Savings Balance:	10/31/11	\$479,402.12
➤ Reserve Fund Balance:	10/31/11	417,350.87
➤ Operating Fund Balance:	10/31/11	60,291.13

**MSVA\***: Phillis Hiraga moved to file the Financial Reports for audit. Joe Barton seconded the motion.

**MSVA\***: Sandie Stone moved to table action on adding non-monetary suit coverage to our current insurance policy until it is reviewed for renewal in October, 2012. Howard Bryan seconded the motion. The motion carried with one “nay.”

**MSVA\***: Joe Barton moved to approve Deby Cox's request for funds to replenish our Christmas decorations. Lance Johnson seconded the motion.

**MSVA\***: Joe Barton moved to increase the disclosure fee to \$315. Susan Olsen seconded the motion.

**MSVA\***: Joe Barton moved to add \$2,000 to the 2012 gate maintenance budget for installation of pre-emption devices to allow emergency vehicles expeditious entry into our subdivision. Lance Johnson seconded the motion.

**MSVA\***: Lance Johnson moved to adjourn the meeting at 10:30 a.m. for the ARC Q&A session. Sandie Stone seconded the motion. **President Gray** reconvened the meeting at 12:10 p.m.

**MSVA\***: Joe Barton proposed to recommend a \$2.00 per month increase in dues for 2012 to the Finance Committee. Sandie Stone seconded the motion. The motion carried with 2 “nays.”

Reports were presented and will be posted on the Website: President's, Vice President's, Grounds, Streets, Insurance, and Reserve Committee.

The Board will hold a special meeting to approve the budget the week of November 14. Time and place will be posted on the message boards and website and an email will be sent to all homeowners.

**Adjournment:** The meeting adjourned at 12:40 p.m.

Susan Olsen, Secretary/Treasurer

**The next regular monthly meeting will be on Saturday, December 10, 2011, 8:30 a.m. in the Fiesta Room.**

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

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

**The Springs at Santa Rita HOA  
Special Board of Directors' Meeting  
November 18, 2011 – 2:00 p.m.**

**Board Members Present:** Kaye Gray, President, Phillis Hiraga, Vice President, Susan Olsen, Secretary/Treasurer, Joe Barton, Lance Johnson, & Sandie Stone. Absent: Howard Bryan.

**Homeowners Present:** 15

**Call to Order:** President Gray called the meeting to order at 2:00 p.m. The roll of members was taken and a quorum was present.

**MSVA\*:** Phillis Hiraga moved to approve the agenda. Lance Johnson seconded the motion.

Joe Misinski, Chair, presented the recommendations of the Finance Committee.

**MSVA\*:** Joe Barton moved to establish the disclosure fee at \$150; this motion to replace a previous motion passed at the 11/12/11 regular Board meeting raising the fee to \$315 in order to comply with legislative statutes. Phillis Hiraga seconded the motion.

**MSVA\*:** Joe Barton moved to increase the dues \$12 for 2012. Sandie Stone seconded the motion.

**MSVA\*:** Phillis Hiraga moved to set the dues for 2012 at \$455. Joe Barton seconded the motion.

**MSVA\*:** Susan Olsen moved to approve the 2012 budget not to exceed \$135,631 in expenses after the removal of \$3,000 allocated for an ARC management fee. Sandie Stone seconded the motion.

The Board wishes to thank the Finance Committee for their comprehensive review of the proposed budget and providing their recommendations.

**Adjournment:** The meeting adjourned at 3:15 p.m.

Susan Olsen, Secretary/Treasurer

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

**The Springs at Santa Rita HOA  
Board of Directors' Meeting  
December 10, 2011 - 8:30 a.m.**

**Board Members Present:** Kaye Gray, President, Phillis Hiraga, Vice President, Susan Olsen, Secretary/Treasurer, Joe Barton, Howard Bryan, Lance Johnson, & Sandie Stone.

**Homeowners Present:** 18

**Call to Order:** President Gray called the meeting to order at 8:30 a.m. The roll of members was taken and a quorum was present.

**MSVA\***: Sandie Stone moved to approve the agenda. Joe Barton seconded the motion.

**MSVA\***: Joe Barton moved to approve the November 12, 2011 minutes. Lance Johnson seconded the motion. Sandie Stone moved to approve the minutes of the special meeting held on November 18, 2011. Phillis Hiraga seconded the motion.

**Treasurer's Report:**

➤ Checking/Savings Balance:	11/30/11	\$472,131.44
➤ Reserve Fund Balance:	11/30/11	417,350.87
➤ Operating Fund Balance:	11/30/11	53,156.13

**MSVA\***: Lance Johnson moved to file the Financial Reports for audit. Phillis seconded the motion.

**MSVA\***: Lance moved that the management proposal be tabled until the new Board can reconsider, taking into account the report from the ARC taskforce. Joe Barton seconded the motion.

Reports were presented and will be posted on the Website: President's, Vice President's, Grounds, and Streets.

The Board discussed a problem with residents dumping yard clippings, garbage, and pet feces behind their walls and residents feeding wild animals. Lance will prepare a letter to be sent to all homeowners asking for their cooperation curtailing these practices.

Lance Johnson volunteered to rehab the "Resale" message board at the front entrance.

One resident voiced concern regarding a neighbor with a vehicle having excessive noise. The Board will provide the resident with the means to measure the noise level and can then follow up with a warning letter.

The Fiesta Room has been reserved from 9:00 a.m. to noon, Tuesday, December 27, for assembling the mailing for the annual meeting. Anyone who wishes to help is welcome to attend.

The Board, on behalf of all of the homeowners, wishes to thank Deby and Ernie Cox for the excellent job setting up our Christmas decorations at the front entrance.

**Adjournment:** The meeting adjourned at 10:15 a.m.

Susan Olsen, Secretary/Treasurer

**The next regular monthly meeting will be on Saturday, January 7, 2012, 9:30 a.m. in the Fiesta Room.  
Remember to check The Springs Web site: <http://www.thespringshoa.org>**

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