

SaddleBrooke Villas Association No. 20, Inc.

MINUTES

BOARD OF DIRECTORS MEETING

January 2, 2020

1. Call to Order 10:00 A.M.

2. Establish Quorum - Directors Present:

President, Ron Tuxbury; Secretary, Liz Foreman and George Nersesian

3. Owners Present:

Dal Foreman, Bill & Cathy Howard, Marvin Wycoff, Ted Deschamp, Nancy Hoffman, Sally Wickramaratne Mejia and Henry Zwicky

4. Minutes of the November 21, 2019 Board Meeting were approved by motion made by George Nersesian, seconded by Liz Foreman and passed unanimously.

5. Election Report - We have had to drop to three Board Members as no one volunteered.

6. Adjourn to Executive Session

a. Elect 2020 Board Officers: President, Vice President, Secretary and Treasurer

7. Board Meeting Reconvenes

George Nersesian moved, seconded by Liz Foreman and unanimously approved that Ron Tuxbury be elected President, George Nersesian be elected Vice President, Liz Foreman be elected Secretary and Sally Wickramaratne Mejia be elected Treasurer, a non-voting Board Member position.

8. HOA #1 Representative - Vivian Timian

HOA #1 is applying to Pinal County for a parking variance to consider "golf cart" parking and requesting a reduction in the off-street parking requirements. In order to add an extra Activities building in the Gift Shop/Arts & Crafts area, we need to have more parking. We are also moving the bocce ball courts to the Catalina Recreation Center and they will be lighted at night. The hearing and appeals will be heard at 9:00 A.M., on January 23, 2020 in Florence. Vivian will send a notice to owners to please respond via email to: evan.evangelopulos@pinal.gov supporting SaddleBrooke's request for variance in Planning Case # BA-037-19 BA-037-19.

Vivian and Ron will check where the Villas parking sign went when the Villas sign was installed.

9. Officers Reports

a. **President** - Painting is scheduled to begin in late February. Jennifer will get 3 more bids and include golf ball dings and other minor painting repairs as part of the bid. We have a very favorable bid from Bill of Approved Painting and they have done annual inspections and minor repairs at no charge. The new temporary Ad Hoc Painting Committee will be discussed later in the meeting.

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We still need Volunteers to serve on the Board of Directors or on one of our Committees.

- b. **Treasurer' Report:** No report at this time. Sally is working with Jennifer and ADAM LLC to get reports in our format with the new software. ADAM LLC is installing a new software program this month and Jennifer hopes it will be in place by February. Jennifer believes the new software will provide us with better financial reports than we received last year.

10. Committee Reports

- a. ALC - George Nersesian, Chair, nothing to report.
- b. Documents/Rules - **Chair needed.**
- c. Landscape - **Chair needed** - Bill Howard reported the diseased pink oleanders have been trimmed (many thanks to Bill!!). Approximately 12 very large junipers and some very large rosemary bushes have been removed and we'll need more rock. Owners requesting plant removal typically buy the replacement plants and the landscaper's plant them for us.

Bill asked that owners report leaking round, black end caps to him for repair.

He also reported they have a water leak under the slab and are having A-Z Plumbing, recommended by Pride, reroute all their water lines up through the attic at a cost of approximately \$7,000. George has a plumber he uses. A-Z is cautioning that eventually all our under-slab plumbing will fail.

- d. Maintenance – no issues. We are watching minor cracks in driveways and sidewalks.
- e. Neighborhood Watch - Cathy Howard reported two coatimundi on the golf course.
- f. Social - Cathy Howard, The January 18th Winter Celebration Dinner checks are due to Jan Wycoff by January 8th. We will have Happy Hour Thursday, January 23rd at 4:00 P.M. Ron reported we have a new Executive Chef starting today. He was formerly Executive Chef at the Ritz Carlton at Dove Mountain. We had approximately 20 very qualified applicants.
- g. Termite/Pests - No report.
- h. Unit Rep - Jan Deschamp sent the minutes of the meeting to all owners. Sue Schliepsiek is her alternate. There were no Unit Rep meetings in November and December.
- i. Webmaster - Pierre Fabinski is working with HOA #1's Webmaster.

11. Discussion Items

- a. Sally Wickramaratne Mejia to be added as an authorized signer to the Villas Mutual of Omaha and Washington Federal Bank Accounts.
- b. No Changes or additions to the Resolution of Recognition, Thanks and Appreciation of 2019 Volunteers.

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- c. The 2020 Annual Meeting Notice was discussed. Discussion items will be painting, insurance, parking variance and billing schedule as by the new State Law we are required to do monthly statements to all owners. One owner reported not receiving a statement and one owner said his statement did not say paid via "automatic withdrawal". Both were advised to call Jennifer.
- d. Tree removal will be discussed at the Annual Meeting. Owners who want to keep trees will need to accept responsibility for any and all tree damage by signing the "Waiver and Assumption of Liability" but the Association will continue to maintain the trees.
- e. Sally Wickramaratne Mejia to become Finance Committee Chair.

12. Action Items

- a. George moved, seconded by Liz and unanimously approved that Sally Wickramaratne Mejia be appointed Finance Committee Chair.
- b. Liz moved, seconded by George and unanimously approved the Resolution of Thanks and Appreciation of 2019 volunteers to be posted on the Villas website.
- c. George moved, seconded by Liz and unanimously approved the 2020 Annual Meeting Notice to be emailed to all owners by mid-January.
- d. George moved, seconded by Liz and unanimously approved Sally Wickramaratne Mejia be added as an authorized signer on the Villas Mutual of Omaha and Washington Federal Bank accounts.
- e. George moved, seconded by Liz and unanimously approved the following owners for the temporary Paint Selection Committee: Chair, Ron Tuxbury; members, Pierre Fabinski, Esther and Joe Rodrigues, Ruby and Mike Hatmaker, Audrey Costello and Frank Witkowski.

13. Questions/Comments from Audience

No questions or comments.

14. Adjournment

The meeting was adjourned at 11:04 A.M., by motion made by George Nersesian, seconded by Liz Foreman and passed unanimously.

Respectfully submitted,

Liz Foreman, Secretary

Unanimously Approved by email vote of Directors 1/13/2020