

**Q Mountain Vista HOA/Water Company
Board of Directors Meeting Minutes
Nov 18, 2019 2:00 p.m.
Senior Center, 40 Moon Mountain Ave., Quartzsite, AZ**

Call to Order and Verification of Quorum present:

**Mike Glover – President - Present
Cletus Winkler – Vice President - Present
Sid Albano – Secretary - Present
Val Stoker – Treasurer - Present
Dave Collier – Director - Present**

Minutes of Sept. 30, 2019 were approved by the board

Treasurer Report

Account Balances as of Nov. 15, 2019:

HOA -

| | |
|-------------------------------|---------------------|
| Operating Funds = | \$13,187.03 |
| Money Market Account = | \$26,000.00 |
| HCB Road = | \$195,000.00 |
| Total = | \$234,187.03 |

Water Company -

| | |
|-------------------------------------|--------------------|
| Operating Funds = | \$9,531.88 |
| Savings = | \$11,000.00 |
| Q MTN Vista Debt Servicing = | \$10,760.19 |
| Total = | \$31,292.07 |

Combined HOA/Water Funds = \$265,479.10

Debt Servicing Reserve = \$4,011.00 – (\$334.25 per mo)

WIFA LOAN PAYMENTS

| Payments | Total |
|-----------------------------|--------------------|
| Dec 2018 - June 2019 | \$10,621.83 |
| July - Sept 2019 | \$11,845.90 |

WIFA DISBURSEMENTS

| | |
|----------------------------------|----------------------|
| Invoice #695-1 (NCS Eng) | = \$36,443.00 |
| Invoice #695-2 (NCS Eng) | = \$11,171.26 |
| Invoice #695-3 (NCS Eng) | = \$27,320.50 |
| Invoice #695-4 (NCS Eng) | = \$25,065.24 |
| App # 1 (KMK Contracting) | = \$97,656.77 |

| | |
|---------------------------|----------------|
| App # 2 (KMK Contracting) | = \$110,041.35 |
| App # 3 (KMK Contracting) | = \$89,214.94 |
| App # 4 (KMK Contracting) | = \$62,109.73 |
| App # 5 (KMK Contracting) | = \$63,726.88 |
| App # 6 (KMK Contracting) | = \$43,327.57 |

Update on Water Pipeline Upgrade / Replacement Project

➤ Phase 1 Completion

KMK Contracting and NCS engineering are still in litigation over a phase 1 cost dispute. Mike made it clear this is between them and our lawyers have looked the matter over and we are holding our ground on the matter at this time. We originally signed a contract for phase 1 piping of \$576,776 and we still have \$10,698.76 in our loan account. This is what we signed for in our contract with KMK and NCS. As you know half of the debt was forgiven and we owe half of the original cost amount. This should be resolved shortly.

➤ Phase 2 Initiation

We have obtained a grant from Arizona Department of Environmental Quality (ADEQ) for approximately \$16,000 to do a preliminary engineering report on the remaining piping in our development. This will be due to water quality and pressure issues. We cannot ask for a leakage issue due to the phase 1 reducing our water loss to near zero. As we all know, the remaining piping is not leaking right now but has been patched and repaired numerous times in the past. We would have to go back to the Arizona Corporation Commission (ACC) to get a loan approval. Since we went to them for replacement in the past and was granted debt forgiveness they typically will do the same on the second loan. The loan itself would come from the Water Infrastructure Finance Authority (WIFA). The loan would be repaid over 20 years at the low interest rate WIFA gives us. The water savings we have previously spent on water loss should pay for phase 2 without any further rate increase. President Glover again brought up the old well was inspected and it is not a viable source of water. This is still an option down the road if we do a phase 3 as a water company and drill a new well. A joint venture with the City of Quartzsite is still on the table since they may need a well site on this side of the town for future development. We still have an issue or two with our water bypass isolation at the entry interconnect sight. We need a spool piece and a isolation valve on the four inch line. Our engineering firm as part of our warranty is going to address this in a repair in the near future. We can now work on the backflow preventor on the six inch with the newly installed four inch bypass without shutting water off to our customers,

Road Rehabilitation

➤ Phase 1

Sunland Asphalt Company gave us a preliminary bid which was at \$169,750 on Option 1,2,3. This included complete replacement with a double chip seal of 1 1/4 inch on Cienega and Hacienda to Conner, Conner to Hagley Loop and then Hagley Loop. Meanwhile we got a preliminary cost by T&C Seal Coating, Inc. who estimated the project at 3/4 + 1/4 dual process which is 1 inch thick. This ran one mile for \$84,000. They estimated Conner and part of Hagley Loop by adding patching over the piping disturbances and then doing a 1/4 over 1/4 dual process overlay. This was quoted at \$61,000 per mile. We would have to provide the graded roads and clean Conner and Hagley prior to this proposal. This is 10,600 feet of roads disturbed in phase 1 piping which is approximately 2 miles. With this proposal we hope to do Cienega, Hacienda, Conner, Hagley Loop, Conner, Hagley Loop, Adobe, Arrowhead, Apache, Spring Lane, Q Mountain Lane, and Byrd.

➤ Phase 2

After completing the water piping in Phase 2, we will begin grading and resurfacing the remaining roads as funds become available. This would entail patching Q Mountain Lane and Byrd disturbances. Then do Bonanza, Comanche, Desert, Emerald, Falcon, and Granada.

It was brought up by HOA member Charlotte Meadows that an ongoing roads maintenance would be a good idea. The board agreed that this was a great idea and we intend to start a long-term maintenance program once these roads all get done over. A 3 year chip seal program was brought to our attention by one of our roads bidders.

CC&R Compliance

Everyone has to follow the rules set fourth in our CC&R. We ask all members to follow those rules. It is for the betterment of all our members to keep the peace. If you need a copy you can go to the webpage at qmountainvista.net. Mike Glover asks that we all know what clutter on a lot is. Owners are responsible for renters. We are going to issue a letter to violators. Speed limits at 15 mph is in place due to potholes and dust. Please respect your neighbors. It was mentioned that a plot plan for shed or buildings over 10x12 or 120 sq.ft have to be filed and approved by the office. Setbacks are sixteen foot front and seven on both sides and back. We file them on each lot. If not on file we can request removal prior to a sale. The city requires that as well via a permit process for fire and safety reasons. Skirting, setbacks etc. are a town code as well as our HOA rules. Dogs on leash was brought up. A leash is required when you walk your dog for public safety and our insurance rates are based on our enforcing the rule. Pick up after your dog, please. Noise like constant business on a property was brought up. ATVs over the berm is not a good thing for residents due to flooding. They erode it and we are asking you to respect the Cienega folks by using the Comanche area, Hagley

Loop or off Desert to the west. It all comes down to respecting your fellow neighbor. This HOA is here to help make life good for all that live here.

Flagpole and Beautification Project

We are moving forward with a contractor to install the three flag poles at the office and one at the well lot. Joanne Robinson had requested to have the HOA put up a flag. We are moving to get them installed. The city was written two work requests by the HOA. One by President Glover to deal with the flow out of the development near Cienega and Q Mountain Parkway. The city public works is considering adding a series of French drains to get the water into the ground. Secretary Albano wrote one for the city to repair the pothole at our entry onto Q Mountain Parkway. It was brought up about the city cleaning up the entryway to Q Mountain Parkway. It took the city 4 years for us to get a no outlet sign put up to keep the truckers out. We are hopeful that we get some beautification of that city property in the future.

Disbursement of Joanne Robinson Estate

We are moving forward on selling the Robinson home. The appraiser has not given us our appraisal after numerous interactions. It was decided by the board in a motion by Dave Collier and seconded by board member Albano to set the price at \$85,000. The board also thanked Cletus and Karen Winkler for all the hard work they did cleaning it up to put on the market. If anyone is interested contact the office or President Glover. We will get someone over to show it. It is a really nice place. We again greatly appreciate Joanne for giving this estate to us for the betterment of this HOA. She was a nice lady and we all miss her.

2020 BOD Election

We have three board seats open that will serve two years on this year's ballot. Mike Glover and Dave Collier have stepped forward to run for two of the three positions. We are accepting write in candidates on the ballot. November 26 we will get ballots mailed out. The Annual Homeowner General Membership meeting will be on January 22 ,2020. Be sure and come to the meeting. Your participation is greatly appreciated. We're here to work for you. A meter reader is needed. Board is not allowed to take pay. We work for you free of charge to improve this community.

Meeting was adjourned at 3:00 p.m. to go to an executive board session.

REMINDER: PLEASE UPDATE ANY MAILING ADDRESS CHANGES IN OUR OFFICE AS SOON AS POSSIBLE.