

**Q Mountain Vista HOA/Water Company  
Board of Directors Meeting  
May 4, 2015 5 PM  
Senior Center, 40 Moon Mountain Road, Quartzsite, AZ**

**Meeting was called to Order  
Present: Mike Glover – President  
Nancy Winscom – Vice President  
Cathy Siler - Treasurer  
Margaret Cookston – Secretary  
Jorge Cifuentes – Director**

**Meeting minutes from February 19 2015 Open Board of Directors Meeting were approved.**

**Treasurer's Report –**

**Water Company - \$31,991.57  
HOA – Horizon Community Bank – \$33,734.58  
Money Market Account - \$10,082.06  
HCB Road - \$21,108.92  
Total Checking/Savings - \$64,925.56**

**Change in Office Hours –**

Monday 8 a.m. – 4 p.m.  
Tuesday 9 a.m. – 1 p.m.  
Wednesday 10 a.m. – 12 p.m.

The HOA office will no longer make change for residents paying HOA or Water Bill with cash. Any amounts paid that exceed the bill will be credited to the next month's billing. Those members requesting copy or fax service are encouraged to bring exact change.

**Q Mountain Vista HOA/Water Website –**

Dan Siler is developing a Website for Q Mountain Vista HOA/Water. Website will serve as a means to keep members updated on events happening with HOA and Water Co. No personal data will be maintained on the site and only the site administrator will be able to add content. The cost to maintain the site is approximately \$35 annually. Members will be notified when the site is up and running.

**E-mail and Billing Address Request –**

In an effort to reduce operating costs, members are encouraged to provide their current email address to the HOA office at [QMTN@TDS.net](mailto:QMTN@TDS.net). Several test email messages have been sent to the addresses on file, if you have responded to those, we have your current address and no further action is necessary. If you have not received a test message, please provide the office with your current email address. Members with an email address on file will receive notification of meetings, meeting minutes, etc. via email.

Members are asked to provide the office with their current billing address and telephone number to ensure the BOD can contact you if necessary. Please email this information ASAP to [QMTN@TDS.net](mailto:QMTN@TDS.net), mail it to Q Mountain Vista HOA, PO Box 4930, Quartzsite, AZ 85359, or call 928-927-3088.

### **Weed Control –**

Property owners are responsible for maintenance of their lot.

**Covenants Conditions and Restrictions (CCR) Article V Use Restrictions, Section 5.7 Maintenance and Repair of Lots, Buildings and Improvements** states in part “...an Owner shall not permit weeds to grow on their Lot. The Association shall have the right, after thirty (30) days notice to an Owner, to repair, paint or otherwise maintain the exterior of any improvement (and without notice in the event of an emergency) which the Association, acting through its Board, determines in its discretion is in violation of this provision.”

**CCR Article V Use Restrictions, Section 5.6, Common Area Maintenance of Lawns and Plantings** states in part “The Association shall maintain the lawns and plantings on portions of the Common Areas designated and/or landscaped for this purpose, and Declarant and/or the Association shall have the right, at any time, to plant, replace, maintain and cultivate landscaping, shrubs, trees, grass and plantings on any Common Area and on such easements over an Owners’ Lot as may have been granted or reserved to the Declarant or Association, regardless of whether any Owner of the Association is responsible hereunder for maintenance of such areas.” This does not in any way require the HOA and/or its Board of Directors to maintain this area; this simply provides for authorization of the HOA and BOD to plant and/or cultivate as it deems necessary.

**CCR Article V Use Restrictions, Section 5.9 Overhangs** “No tree, shrub, or planting of any kind on any Property shall be allowed to overhang or otherwise to encroach upon Common Area from ground level to a height of twelve (12) feet, without the prior written approval of the Board,” confirms that weed removal on this area of the lot is the responsibility of the property owner unless the property owner has written approval from the BOD.

Weeds in the commons area of the property has traditionally been maintained by the member, however; Ms. Winscom has expressed concerns that many property owners are physically or financially unable to maintain this area adjacent to the lot, and that the HOA should provide weed removal.

**ACTION:** Mike Glover appointed Nancy Winscom as Committee Chairperson to research and identify the number of property owners unable to physically or financially maintain the commons area of their lot, the area needing maintenance, and the anticipated cost for the HOA to provide this service. The information was requested to be presented at the next BOD meeting.

### **Parking –**

On street parking is prohibited. **CCR Article V Use Restrictions, Section 5.16 Use of Roadways (f) Use of Roads, Common Property and Non-Compliance with Regulations.** “All persons who use the Property, including the Common Areas(s) and roads located on the Property, shall obey all Arizona laws and the Association rules regarding the property including, but not limited to, traffic control signs and devices, stop signs, and speed limits as determined in the sole discretion of the Declarant or the Association.” Traffic control signs posted at all entrances of the subdivision as well as throughout the subdivision clearly indicate that on street parking is prohibited.

During this summer, the BOD after review of each owner’s records for approval of any provision will be sending out notifications to those property owners who are in violation of the CCR’s.

### **HOA Sign –**

Mike Glover is exploring options for the purchase and placement of a sign for the HOA that is in compliance with Town of Quartzsite codes and regulations.

**Resolution 1505 to approve renewal the HOA Board of Directors and the Commons Areas Liability Insurance Policies, \$2,469.57 and \$1,462 respectively was passed by unanimous vote.**

**Resolution 1506 to approve release of HOA funds approximately \$1,500 to purchase STOP signs and sign posts was passed, however, Nancy Winscom abstained.**

**Road Improvement Fund –**

Discussion on budget for road improvement is tabled until the water pipeline replacement issue is resolved.

**Update on Water System Replacement –**

Grant funding from the Water Infrastructure Finance Authority was approved and engineering of the new water system is in process. Preliminary projection for completion of this phase is the end of August and the costs associated with the replacement will be assessed on the monthly water meter service fee. The cost is still to be determined. Every effort is being made to keep the costs to a minimum.

A critical fix is needed for the flow pressure gauge located on the main water line. The water will be shut off during repair and during the time the water is off, preventative maintenance will be completed.

An increase of the water fees from the Town of Quartzsite approved by the Arizona Corporation Commission will be assessed to all water users. This is a water increase assessed by the Town of Quartzsite and not our water company scheduled to occur the end of June. An announcement should appear on your water bill prior to the increase.

**OPEN FORUM**

Concern was raised regarding the landscaping on the lot at the corner of Cienega and Comanche. After further review and research the BOD will re-examine the issue.

**Motion to Adjourn by Mike Glover**

**A second by Cathy Siler**

**Meeting adjourned**

***Message from the Board***

*It is the responsibility of all Association Members to obtain a copy and be familiar with Association Covenants, Conditions and Restrictions and ensure that their lessee, renters and visitors adhere to the rules therein.*

*Any member in good standing wishing to bring their knowledge and skills to the forefront in an effort to improve our community is encouraged to run in the election for the 2016 Board of Directors.*

***Progress is impossible without change...***