

Q Mountain Vista HOA/Water Company
Board of Directors Meeting Minutes
February 19, 2015 2:00 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
Lucinda Church – Office Manager

Meeting minutes of January 15, 2015 General Membership Meeting was amended to strike the statement that no additional meetings will be held until fall. There may be Board meetings before October if needed.

Report to Treasurer – total checking/savings

Water Company - \$22,087.09
HOA – Horizon Community Bank – \$54,007.55
Money Market Account - \$10,080.39
HCB Road - \$1,108.22
Total Checking/Savings - \$65,196.16

Committee to Amend CC&R's Update – Dave Collier was not present to give an update. The issue was tabled.

Role of Board and Distinction Between Board Meetings and Membership Meetings

- **Define meetings and outline differences**
The difference between Board meetings and Membership meetings was explained. General Membership meeting is a celebratory meeting and that Special Board Meetings are generally used for special assessments.
- **Posting meeting notification time frames**
By-laws require only 3 day notification to Board members. AZ state law requires 2 days notification for Board Meetings. Email addresses should be provided to HOA Office Manager to assist in meeting notification. BOD is also exploring development of HOA web site for posting notification, minutes and other information of interest. Notification will also be posted outside the subdivision and the bulletin board outside the HOA office.
- **Open meeting law**
Because there is no on site club house to hold meetings, we are dependent on finding alternative space depending on availability. If emergency meetings are necessary the Board will look into using the Community Center and absent any alternative may hold meetings at HOA Lot.

Safe workplace and insurance

An unsafe condition in the neighborhood was raised and the Board is working to resolve the issue.

- **Homeowners as volunteers and approval by the Board of Directors**
Volunteers are welcomed and appreciated however; the Board must approve and be aware of all volunteer work to minimize insurance risks, i.e. workers comp. There are some areas that require experts in the field, so not all volunteer assignments can be accepted.
 - Val Stoker – assigned as Special Advisor for Infrastructure
Structural lot improvements must be approved through the HOA office.

- **HOA and Water infrastructure security**
Unauthorized people have keys to HOA office and Water Co. facilities. Time to change locks.
- The Boards recommends the purchase of signs to reduce speeds in neighborhood and control dust resulting from deterioration; using cold patch to fill potholes and suspend the road seal.

Parking

- Reminder that there is no parking on the road overnight. Potential to purchase No Parking signs. CCR and By Laws state to keep lots in neat and orderly fashion.

Clean up of HOA lot on Spring St.

- Clean up of the lot is tentatively for Feb. 26.

Resolution to submit application for grant funding from the Arizona State Water Infrastructure Finance Authority (WIFA) for a Preliminary Engineering Report

- **Prepare to finance project**
 - \$10,000 must be available if needed to begin project. Funding will come from Water Company. Possible increase to water bills, more information will be available after the Preliminary Engineering Report when total cost is available.
 - Possible “green project”
 - In anticipation of the acceptance of the project for grant funding and low interest loans, it is necessary to request an independent audit of the HOA and Water Company to present to WIFA. BOD is requesting bids for audit.
- **Finance legal aspects of Water Project**
 - This will prepare to finance the project also. It will allow HOA to get advice on legal rights to repay any outstanding debt acquired during the process.
 - This is a long term solution to a long existing problem and it needs to be done legally and correctly to allow us to put the problem to rest forever.
- **Dissolution of Water Committee**
 - Special thanks to Dave Callier; Woody Hoopes; Cathy Siler; Val Stoker and all others that participated.

BOD vote for suspension of seal coat of roads – 4 voted for suspension; Nancy Winscom voted against.

Prior to the vote the following was discussed with homeowner membership.

- Involvement of other utilities
- Discussed potential for special assessment and rate increase
- Mr. Cifuentes commented that it is not known how much the rate will increase but at least the Board is attempting to control the cost to the members. The amount of the cost was discussed, however, the final cost is not known.
- If additional funds are necessary they may be loaned from the HOA.

BOD vote to purchase cold patch was unanimous

Resolution to submit application for grant funding was read and vote by BOD was unanimous

**Motion to Adjourn by Nancy Winscom
A second by Jorge Cifuentes
Meeting adjourned**