

Q Mountain Vista HOA/Water Company
Board of Directors Meeting
Nov. 5, 2015 3:30 PM
Senior Center, 40 Moon Mountain Road, Quartzsite, AZ

Call to Order and Verification of Quorum Present:

Mike Glover – President
Margaret Cookston – Secretary
Jorge Cifuentes – Director
Cathy Siler - Treasurer
Not Present -
Nancy Winscom - Vice President

Meeting minutes from Oct. 1, 2015 Open Board of Directors Meeting were approved.

Treasurer Report - As of Nov. 4, 2015:

Water Company

Operating Funds = \$21,555.71
Savings = \$ 7,235.92
Total = \$28,791.63

HOA –

Operating Funds = \$18,342.97
Money Market Account = \$10,087.93
HCB Road = \$25,264.16
Total Checking/Saving = \$53,695.05

Combined Cash-- = \$82,486.69

Follow Up items from Oct. 1 meeting:

- **ACTION:** Nancy Winscom as appointed 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.

NOTE: Out of concern for privacy, the BOD will be sending an anonymous survey that will address funding for the use of HOA funds to clean the commons areas. This issue is CLOSED

REMINDER - Road Improvement Fund Discussion on budget for road improvement is tabled until the water pipeline replacement issue is resolved.

Water

- Cleatus Winkler, Melvin Staberg and Dan Siler were thanked for their contributions and assistance to broken water pipes/valves. Their efforts are appreciated.
- The water meters used in our system have reached their maximum age for efficiency. These meters should be replaced every 10 - 15 years. Currently there are approximately 50 that are more than 14 years old. The BOD is considering replacing all 50 at once to identify if this makes a difference in the water loss. Meter Services Inc, the company that replaced the water valves and backflow assembly have been contacted for a quote for a mass water meter replacement.. The old meters will need to be dug out and prepared for new meter replacement. Old valves will be replaced with the meters as necessary. Volunteers will be needed to assist with this preparation. More info to come.
- Proper turn off/on process - Only Water Company representatives are authorized to turn the water on or off. Please plan accordingly and call the office prior to your arrival to request water

turn on/off. A charge of \$45 will be assessed for water services needed on weekends and weekdays after business hours.

- We are still waiting for the Army Corps of Engineers to provide a report on the wash so we can move forward with the water pipe replacement. A response was anticipated by Oct. 31, but as of this meeting, there has not been a reply.

Election

- All Association members are encouraged to deploy their knowledge and skills on a voluntary basis for the purpose of improving the Q Mountain Vista HOA and apply for a position on the Board of Directors. Positions are voluntary and Directors should expect to be active in the overall function and business of the Association.
- Applications/Resumes will be accepted until COB Monday, Nov. 16, 2015.
- Ballots will be sent with November water bills the first week of December.
- Each eligible lot is allowed 1 vote. Association members must be in compliance with all CC&Rs and be current on all water bills and HOA membership dues to be eligible.
- Meet the Candidates meeting tentative early December

Update on progress of clean up at State Road Shed and wash

The wash on Spring Street is still awaiting approval from the Environmental Engineering Agency to be corrected, however, the BOD was successful in getting the Arizona Department of Environmental Quality involved in cleaning up the dumpsters and other waste on the State Road Shed property west of Spring Street. Trash is now contained in a covered container and does not blow onto our property. the BOD will continue to watch the condition of the yard and will contact ADEQ if conditions worsen.

Update on HOA Sign

The Town of Quartzsite approved the building permit to install the sign ourselves, however, is now stating that a Class 1 Contractor must install the sign. The sign has been made and purchased so the issue was elevated to our attorney. The attorney will contact the Town and pursue approval for self install or force a reasonable resolution.

Update on Rock Fiesta

Board members met with the attorneys regarding concerns for adequate security for the subdivision and residents during the upcoming Rock Fiesta. A letter will be sent from the attorney to the event promoter requesting Q Mountain Vista Mobile Home Park be added to the insurance policy during the event and for the preceding and following week to cover any costs incurred for property damage. We are also requesting a private security team be provided to patrol the subdivision.

Update on Renter Information / Registered Vehicle Form Requests

If you have not already done so, please complete and submit the forms by the requested date. Aside from the CC&R requirement to provide the requested information, identification of resident's vehicles will be necessary during the Rock Fiesta event. Residents will be provided with a sticker or another form of identification that will allow event security to identify vehicles that may be trespassing.

Additionally, the roads in the subdivision are private roads and providing this information will allow the BOD to identify those not adhering to speed limits and stop signs and take action to prevent them from using the roads. Injunctive relief can be sought to prohibit those that violate the traffic rules from using the roads and force non residents to use Kofa Ave. and residents to park their vehicles outside the park.

Reminder to members that rent property to register with the Arizona Department of Revenue for filing Transactional Privilege Tax Forms. The Town of Quartzsite now assesses a small tax (approximately ¼%) for property owners renting their property. Registration fee is approximately \$14.

Update on CC&R Enforcement Letters

Letters requesting compliance with the CC&Rs for a variety of violations such as on street parking, weed removal, trash and/or debris removal and maintenance of homes were mailed to property owners.

- 19 letters have been sent

- 7 full compliance (includes 2 elevated to legal)
- 5 partial compliance with follow up to address remaining violations
- 2 requested an extension of time
- 2 reissued
- Letters to be issued for delinquent HOA Dues

Leash Rule and Excessive Barking

Complaints have been received regarding excessive barking resulting from a dog left unattended overnight while the owners were at work. The owner was contacted and agreed to keep the dog inside during the night. It has also been observed that residents are allowing pets to walk the neighborhood without a leash. This is a risk to the HOA insurance and can't be tolerated. It has also been reported that a resident is allowing their pet to deposit their waste on an adjacent vacant lot. The lot was recently cleared of weeds and the accumulation of this waste is visible. Association Members that rent their property are responsible for ensuring the tenants are aware of the CC&R's and their adherence to them. CC&R Enforcement letters issued for violations on any property will be issued to the property owner.

- **CC&R Article V Use Restrictions. Section 5.17 Animals.** No animals shall be kept on any Lot except a reasonable number house pets such as dogs and cats. Such house pets must be kept within the boundaries of the Lot or kept on a leash and accompanied by their owner when not on the Lot where they reside. Such house pets shall be kept solely as pets and not for pecuniary profit or gain and shall be permitted only in such numbers and maintained and cared for so as not to unreasonably disturb the Owner of any other Lot by undue noise, odor, or otherwise. Notwithstanding the foregoing, no more than three such pets shall be kept on any Lot at any time. No pet will be allowed to waste upon any Common Area, street, vacant property, or any other Owner's Lot.

Driving / Parking Violations

Every person driving on the roads in the subdivision must obey all Arizona laws and Association rules including traffic control signs. 25 miles per hour is very fast for our residential roads and adds to the deteriorating condition of them. President Glover is considering a resolution to reduce the speed limits to 15 MPH.

- **CC&R Article V Use Restrictions. Section 5.16 Use of Roadways (f) Use of Roads, Common Property and Non-Compliance with Restrictions.** All persons who use the Property, including the Common Area(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. **Any Owner, occupant, tenant, or guest of an Owner occupant, or tenant, who violates the speed limits, who operates their vehicle in a reckless manner, or who otherwise violates this Declaration, the Association rules, or Arizona law, shall be considered in violation of this Declaration and Association Rules and shall, after notice and an opportunity to be heard, be subject to fines and penalties as determined by the Board of Directors.** The Owner of a Lot shall be responsible for the use of the property by the Owner's occupants, tenants, and guests, as well as the guests of any occupants or tenants of the Lot. The Association, in its sole discretion, shall have the power to determine if a violation has occurred and may take any action reasonably necessary to correct it, including, if necessary, the seeking of injunctive relief.

Development of Fine Schedule

The HOA Legal Representatives has informed the BOD that a fine schedule can be developed for CC&R violations. A Committee is requested to develop a schedule to assess fines for such violations. Dave Collier volunteered as Chairman for the committee. UPDATE – DAVE DID NOT RECEIVE ANY VOLUNTEERS FOR A COMMITTEE, THEREFORE, HE WILL WORK WITH THE BOD TO DEVELOP A FINE SCHEDULE.

Designated weekends for Yard Sales

To eliminate the need for approval of signs, it is recommended that specific days be designated to hold yard sales. This has been a successful practice in other subdivisions and HOAs.

Survey

A survey that will be used to gather information to help the 2016 BOD focus on topics that are Important to the membership will be sent to all Association Members, Survey questions include the rating of issues such as CC&R Revision, Road and Water System Repair/Replacement, and purchase of a Clubhouse; and options for allowing a Special Assessment to help fund these. You are encouraged to complete and return it so the BOD knows what is important to you.

President Glover explained the costs associated with revising the CC&R's is minimal and considers that "low lying fruit." However, Road and Water System Repair/Replacement costs are very high and are at the "top of the tree." He further explained that the RV Park is for sale and the potential for the Association Members to obtain the park is possible. Purchasing and running the park for the short term could provide sufficient funds to build a clubhouse and could potentially provide income to assist with repair and maintenance of the roads. It would also allow the HOA to move in the direction of closing the roads to the public as the right of way for park tenants would be nullified.

Q Mountain Vista Mobile Home Park is a Homeowner's Association with allowable exempt income. Obtaining the RV Park would not change the status of the Association, nor the allowable exempt income. It may however, cause future revenue produced through lease/rental of the facility to be taxable income to the Association.

COMMENTS

Comment in favor of obtaining the RV Park and move towards using funds to build a clubhouse and question regarding potential financing rather than introducing a Special Assessment to purchase it.

Answer – President Glover had previously approached the local bank regarding financing options. For the Association to obtain financing a 80% down payment is required.

Question – Can the lot next to the office be used for a clubhouse?

Answer – The lot is not owned by the HOA.

Question – What is the status of the water loss after the pressure reducer replacement and is the rumor true that people are stealing water? Also, as a member of another non-profit club that is limited on the amount of money they are allowed to keep (\$25,000), concern is expressed that the amount this HOA has may put them at risk.

Answer – During the summer a leaking pipe was located. The pipe was capped and a meter was installed. To date the meter has not moved indicating no water is moving through the pipe. There is no proof that water is being stolen. It is a requirement to report water loss to the Arizona Corporation Commission until the loss reaches less than 10 percent. We are currently losing 36.25 percent. An average our water company loses 220,000+ gallons monthly. The loss is not consistent.

Question – Why are yard sales being regulated?

Answer – Quartzsite zoning ordinances permit one yard sale lasting no longer than seventy-two (72) hours at a time and held no more frequently than one (1) time every thirty (30) days.

Comment – Individuals entering the neighborhood to visit a yard sale have opportunity to view vacant lots and may be prospective buyers.

Comment – consider placing speed limit signs on the north end of Conner so it is visible immediately up on entering the road.

Comment – reduce the speed limit.

Comment- Is there anything that can be done about the White house?

Answer – A Petition will be drafted for signatures to dispose of or clean up the property on the corner of Hacienda and Conner Ave. The petition will be available at the Office for members to sign until Dec. 15 at which time it will be delivered to the Mayor and own Planning and Zoning Commission.

Adjournment