

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

Call to Order and Verification of Quorum Present:

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

Minutes from Nov. 5, 2015 Open Board of Directors Meeting were approved.

Treasurer Report - Treasurer Siler expressed appreciation and thanked President Glover for making himself present and working for the HOA all summer to ensure Water Company and HOA business was uninterrupted.

Account Balances as of Dec. 3, 2015:

Water Company

Operating Funds =	\$24,204.92
Savings =	\$ 7,235.92
Total =	\$31,440.84

HOA –

Operating Funds =	\$19,990.80
Money Market Account -	\$10,088.76
HCB Road -	\$25,264.16
Total Checking/Savings -	\$55,343.72
Combined Cash--	\$86,784.56

Follow Up items from Nov. 5 meeting:

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

Update on Water System Infrastructure Replacement

- Still awaiting the Army Corp Of Engineers Report to be sent to the Engineering company so we can move forward with engineering the new system.
- Exploring other options for moving forward that may minimize the impact to financing the project.

Update on HOA Sign - Quartzsite approved a building permit then changed the parameters in which the sign could be installed. A contractor has been hired to dig the hole.

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 initial letters sent
 - 15 full compliance (includes 2 elevated to legal)
 - 2 requested an extension of time
 - 1 pending payment of legal fees
 - 1 unresolved will be elevated to legal
- 8 additional letters sent 11/27/2015
- 9 Letters issued for delinquent HOA Dues more than 90 days past due totaling \$1,376.85.
 - 2 full paid for a total of \$234.98 paid

Yard Sale Signs - In an effort to mitigate recent issues regarding the placement and size of allowable signs, and to provide consistency with the CC&Rs the BOD made 6 reusable signs for use by HOA members. They are available and can be retrieved from the office.

Repairs needed for drainage lot adjacent to Spring and Apache Streets - This drainage lot was damaged during a heavy rain storm this summer. The State said they would help with the repairs, however, the repairs made were limited to the state property. Damage to our property remains and is at risk for washing out the road if we receive heavy rains.

The Arizona Department of Environmental Quality did not express interest in preventing reoccurrence of damage or assistance with clean up of the drain lot, however, they did enforce the cleanup of the open waste dumpsters located at the state road shed west of Spring Street. As a result, the trash does not accumulate along the fence line along Spring Street.

The risk to cars getting damaged and the potential for further damage to the road that will affect the water pipeline replacement project necessitates the need for repairs. An excavator was contacted and reviewed the affected area. They will present a bid for the cost to place some large rocks and cleaning up the drainage so that water will drain towards the state property. A request will be made to split the charges to separate the costs to repair the damage caused by the states plugged coverts and if possible, a claim may be filed in small claims court to recover those costs from the state.

Vice President Winscom asked if Spring Street is our property or a County road. President Glover explained that his research of the subdivision revealed that property taxes are paid on all of the roads and that Hagley Loop is the only road that requires right of way. Therefore, Spring Street is a privately owned road.

A question from the audience was raised whether the state has a responsibility to "hide" the unsightly garbage containers and other road materials since they border private property.

ACTION: The BOD will research the states responsibility.

A question from the audience was raised whether we can direct traffic to enter the RV park from Cienega Ave.

ACTION: The CC&R gives right of way to the tenants of the RV Park and directing them to use Cienega may not be possible. However the BOD will research the options.

Rock Fiesta - The law firm retained by the HOA is actively engaged in discussions with the promoter of the event regarding the HOA concerns about security and other health and safety matters.

Petition regarding White House - The petition was available for signature at the meeting and will continue to be available at the Office until Dec. 31. The petition will be presented to the Quartzsite Town Council, if no action is taken, it will be elevated to the County.

Survey - Survey data is still being compiled. Due date for submission is Dec. 31.

Meet the Candidates - Candidates for the 2016 Board of Directors introduced themselves:

- **Mike Glover**
- **Nancy Winscom**
- **Margaret Cookston**
- **Cathy Siler**
- **Marie Tarpley**
- **Val Stoker**

The next Open Board Meeting is tentatively scheduled for Jan. 7, 2016 and the Annual Financial Statement will be available.

Adjournment

THE BOARD OF DIRECTORS WISH YOU A VERY MERRY CHRISTMAS AND A PROSPEROUS AND HAPPY NEW YEAR!