

**Q Mountain Vista HOA/ Water Company
Board of Directors Open Meeting Minutes
May 4, 2022 2:00 p.m.
Senior Center, 40 Moon Mountain Ave., Quartzsite, AZ**

Call to Order and Verification of Quorum present:

The meeting was called to order by President Mike Glover.
Mike Glover – President – Present
Sid Albano – Vice President – Present via telephone
Stephanie Meier – Secretary – Present via telephone
Val Stoker – Treasurer – Present
Dave Collier – Director - Present

Motion to approve minutes of Oct. 8, 2021 Open Board of Directors Meeting

Mike Glover made a motion to approve October 8, 2021 meeting minutes. Second by Dave Collier. Motion passed.

Treasurer Report

The Treasurer Report was given by Treasurer Val Stoker as follows:
Account Balances as of COB May 2, 2022:

HOA -
Operating Funds = \$31,919.07
Money Market Account = \$76,270.21
HCB Road = \$136,244.15
Total = \$244,433.43

Water Company -
Operating Funds = \$34,195.92
Savings = \$40,570.82
Q MTN Vista Debt Servicing = \$10,023.43
Total = \$84,790.17

Combined HOA/Water Funds = \$329,223.60

WIFA LOAN as of May 4, 2022

Balance - \$249,393.36
Payment - \$2,006.52
Debt Reserve Balance - \$14,038.50

Financial Reports

The QuickBooks are audited at the end of every year. The information is submitted to an accounting firm in Phoenix. Geoff Caldwell is the lead account.

Annual Audit Completion

ARS 33-1804 Open Meeting Laws

The Arizona Statute was reviewed concerning open meeting laws for HOAs and reasons board of directors go into executive session. After much discussion a motion was made by Dave Collier to table this issue. Second by Val Stoker. Motion passed by unanimous vote.

BOD Continuing Education

Webinar and seminar training opportunities for HOA board members are received at the HOA office. Candace Franks, office secretary, can forward this information to you if interested. Board members have received training concerning running an HOA. Websites available include Krupnik & Speas, PLLC and Mulcahy Law Firm for HOA education information.

2022 Budget Approval

Mike Glover made a motion to approve the 2022 budget as presented at the February 10, 2022 Annual General Membership Meeting. Second by Val Stoker. Motion passed by unanimous vote.

Possibility of using ZOOM for Open BOD Meetings

At this time this is not feasible due to lack of high-speed internet service. However possibly in the future this may be available. This would allow for more member involvement and participation.

Update on Compliance Letters

Members that received letters have or are in the process of correcting the violations.

Update on Desert Gardens Application for Rezoning

The Quartzsite Town Council approved the rezoning application for development. All development plans will require an application be submitted with the town before any development can be started. The information will be brought to the public for comments. All requirements must be met before proceeding. There is a concern for the wash and affects on the HOA properties.

Update on Drinking Water Infrastructure Project

Phase 2 has been stalled. There is a Phase 2 engineering report with the completion design so it is ready to go. The problem now because it has been stalled, we have had a pandemic, shortages, and oil prices have affected cost of pipe. Discussion followed concerning cost of water, replacing water lines a street at a time, and repairing leaks as they happen. The Town Council will probably be

increasing the cost of water. Doing the project with a loan gives a 50% debt forgiveness because we are a disadvantaged community, but doing it on our own requires we pay the full cost. Mike Glover made a motion to table Phase 2 issue until after next agenda item is discussed. Second by Val Stoker. Motion passed.

Purchase of property at 945 Connor

This is called the “white house property”. Mike Glover was approached to purchase this property. He would like to see the HOA purchase the property. Discussion followed concerning the egress/ingress issue of access. The benefits of purchasing the property include having control of it, the easement would be gone, knowing the property gets cleaned up, it would be an investment, no drugs, and there is a well on the property with cold water. There is potential of having a club house, a well lot, or capping the well and dividing into lots and selling which would bring in revenue with new lot owners. If we own the well on the white house property, we can apply for grants to get help to study the well to make sure it is viable. It seems to be good water. There was discussion concerning traffic not following the speed limits. The purchase requires using monies available. The purchase price is \$115,000.00 plus title insurance and closing costs. Getting a warranty deed will protect us.

Resolution 22-01 was read by Val Stoker. The resolution authorizes Mike Glover, as President of Q Mountain Mobile Home Park, to act as representative to execute the necessary documents for the purchase of 945 S. Connor Lane, Quartzsite AZ 85346. The funds approved will come from the HOA Money Market Account and Water Company Savings. The funds approved are up to \$120,000.00. A roll call vote was taken. Approved Dave Collier, Val Stoker, Sid Albano, and Mike Glover. Abstained Stephanie Meier. Motion passed.

Adjournment

Mike Glover made a motion to adjourn the meeting. Second by Dave Collier. Motion passed. Meeting adjourned at 4:40 p.m.

Submitted by,

/s/

Stephanie Meier, Secretary