

**Q Mountain Vista HOA/Water Company
Board of Directors Meeting Minutes
October 21, 2020 2:00 PM
Senior Center, 40 Moon Mountain Road, Quartzsite, AZ**

Call to Order and Verification of Quorum present:

**Mike Glover – President-Present
Cletus Winkler - Vice President-Present
Sid Albano – Secretary-present via phone
Val Stoker – Treasurer-present via phone
Dave Collier – Director-present**

Minutes from March 2, 2020 were approved by the Board

Treasurer Report

Account Balances as of October 20, 2020:

HOA -

Operating Funds =	\$20,962.00
Money Market Account =	\$64,728.51
HCB Road =	\$73,205.32
Total =	\$158,895.83

Water Company -

Operating Funds =	\$15,665.44
Savings =	\$33,525.62
Q MTN Vista Debt Servicing =	\$11,397.40
Total =	\$60,588.46

Combined HOA/Water Funds = \$219,484.29

Update on Water Pipeline Upgrade / Replacement Project

- Phase 1 Complete
 - ✓ Final payment has been disbursed
- Phase 2 Initiation
 - ✓ Preliminary Engineering Report from ADEQ was completed. A approximate 8,000 gallon water loss occurred due to a coupling failure last week. This was on the old system that is to be replaced if and when we go forward on Phase 2. Thanks to Melvin Staberg, Loren Van Cleave, and Cletus Winkler for making the repair to the old system piping. President Glover made it clear the old piping is a ticking time bomb due to age and condition and we need to get it replace or face more outages and water loss in the future. Woody a homeowner made a comment that we shut the whole system down and we have three isolations now and should have done that. President Glover indicated some training of residents involved would go forward on how to isolate leaks and not shut the entire system down. The board apologizes to residents who were interrupted in service. President Glover stated we would like to go on with Phase 2 and include in it drilling a well. That cost could easily be paid back in the savings from the meter fee the Water Company pays to the City of Quartzsite every month. A local vendor gave us a bid that was rather reasonable to drill a well with a six inch casing. The vendors feel we have adequate water in this area to last us for several years to come. The water company is saving toward the future so we can get some of these projects done. The board has been in contact with a vendor, whom has yet to respond, on running some of the water company's routine operations. This includes reading the meters, repair work

and testing. This would take some pressure off the board and make the system operations go more smoothly.

Road Rehabilitation

- Rehabilitation of roadways which included grading, reshaping, and slurry seal was completed on Cienega, Hacienda, Hagley Loop, Conner, Byrd, Adobe, Arrowhead, Apache, Spring, and Comanche west of Byrd Lane to Q Mountain Lane. Board member Val Stoker stated we needed to do an additional slurry on those roads to help build it up some more and keep the integrity. We hope to do this for approximately \$62,000, which Val indicated was based on crude oil pricing. The vendor will be back in our area this coming fall. It was noted some of the bumps will get smoothed out by this next coating. Once Phase 2 is completed and our money reserves build up, the board intends on doing the remaining roads.
- Speed Bumps. Abusers have been reported to this board of driving way too fast on the HOA private roads. President Glover would like to look into some speed bumps if the abuse cannot be controlled. Stoker suggested we wait until we apply a second seal coat this fall. Bumps are on hold until we get the contractor here and see what cost they would charge to add them.
- Non-Member Road Maintenance Fees was discussed. Our attorney had been previously consulted. It was advised by our HOA attorney that those who have a right away can be assessed based on costs and upkeep of roadways. An Executive Board Meeting is to follow to discuss this further. We will get back to the HOA on this issue at a later date.
- Perimeter maintenance SE of subdivision. Val Stoker stated the berm near what we call the White House on the corner of Cienega and Hacienda has a fire hydrant that needs protected. Discussion ensued and feedback on a cable was brought up by Val Stoker as a liability risk. Rocks and other barriers may be installed to keep that natural appearance and keep our hydrant from getting damaged. A vendor will be contacted to give us a bid on that project. President Glover said other areas on the perimeter may need some attention as well to keep us protected from folks who use the development as a driveway. The HOA wants to keep these roads protected and kept up. In the future an on- going rotation was brought up by both board members Glover and Stoker. This is to do a seal coating on a routine basis so the roads are kept up.

CC&R Compliance

- CC&R Section 5.16: Speed Limits and adherence to STOP signs. Many folks in this HOA use the streets to do their walks. The board asks that members and guests be reminded to adhere to the posted 15 MPH speed-limit. It was brought up by President Glover that he has received complaints of some habitual drivers who are exceeding the speed limit on our private HOA roads. The CC&Rs state we can restrict those who fail to follow the rules. This is private land owned by the HOA. We will issue letters to violators and resort to legal action to restrict the use of our roads if this turns into a major safety issue. The safety and well- being of our residents is very important.
- CC&R Section 5.5: Modification(s) to lot requires a plot plan submission to the BOD
- CC&R Section 5.18: Temporary structures, i.e. tent style carports, sheds, etc., that diminish the worth or value of neighboring properties that have not been approved by the BOD. President Glover said the setbacks and temporary tent thing is a fire hazard issue and do not meet the CC&Rs we all live by. Dave Collier and Mike Glover stated this also violates the City of Quartzsite codes that we have to abide by in our development. Dave Collier discussed the fire issues and why we have the setbacks and Fire Department codes and rules to protect others from fires.
- CC&R Section 5.18: Drone flying within the perimeter of the HOA property is prohibited. Board member Albano brought complaints by members who had their privacy disrupted by a drone with a camera. He asked what CC&R covers the use of Drones. According to President Glover this falls under the nuisance provision of our HOA covenants. We would like to add a section on drones to a future revision of the HOA covenants. Some discussion by board

members ensued on why we may revisit the bylaws and do some revisions in the future to get them up to the times. Dave Collier stated they were more or less in favor of the folks who originally build this development and could use some updating in the near future to make them more user friendly. This would be a huge undertaking and very time consuming and would require approval by the membership.

- The BOD will issue letters requiring corrective actions for violations observed. President Glover may contact those in noncompliance and or issue letters to those who are not following the rules. If you build something you need to consult the CC&Rs. You may need to get a permit from the City of Quartzsite. A review of any modifications and structures added needs to be approved and filed in the HOA office.
- 2021 Election of two board member positions. Currently held by Val Stoker and Sid Albano. Both indicated they would like to seek reelection. Anyone interested in running as a board member in these positions need to send a resume into the office by November 9th. The top two receiving the most votes will be the elected board members. This is a two -year term on the board. Ballots will then be mailed out around the end of November to all HOA land owners. The new members will be seated at the General Membership Board Meeting in January, At this time the Board of Directors will vote on their officers. This is an open discussion forum at this meeting.

Adjournment

The motion to adjourn was made at 2:45 P.M. by Mike Glover and seconded by Val Stoker.