

**Q Mountain Vista HOA/Water Company  
Board of Directors Meeting  
March 2, 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  
Val Stoker – Treasurer-Present  
Dave Collier – Director-Present**

**Minutes from November 19, 2019 were approved by the Board. Vote unanimous.**

**Treasurer Report**

**Account Balances as of March 1, 2020:**

**HOA -**

<b>Operating Funds =</b>	<b>\$18,024.32</b>
<b>Money Market Account =</b>	<b>\$102,001.23</b>
<b>HCB Road =</b>	<b>\$225,000.00</b>
<b>Total =</b>	<b>\$345,025.55</b>

**Water Company -**

<b>Operating Funds =</b>	<b>\$17,349.66</b>
<b>Savings =</b>	<b>\$7,500.00</b>
<b>Q MTN Vista Debt Servicing =</b>	<b>\$8,844.00</b>
<b>Total =</b>	<b>\$33,693.66</b>

**Combined HOA/Water Funds = \$378,719.21**

**Welcome New Office Manager**

- Welcome Sallie Russell as our new Office Manager. She is assuming the duties of Beverly since she retired. Beverly is still on the payroll to get Sally fully trained and assist as needed. Office will be open on Tuesday, Wednesday and Thursday from 9:00 to 2:00.

**Update on Water Pipeline Upgrade / Replacement Project**

- Phase 1 work is now complete.
- Valve at entry bypass is being done by a contractor as a warranty item by our engineering firm who overseen phase 1. The contractor will also repair the cement pad that had washed out. One more outage is needed to complete this work. Upon completion we will be able to isolate and bypass the backflow preventor when we need to do work on it without shutting the whole system down.
- Phase 2 has been initiated via a grant we got from Arizona Department of Water Quality to do the preliminary engineering report on the remaining piping replacement. We now have the ability to isolate the system when we do phase 2 work by using three different isolation points installed on phase 1. This will make phase 2 a little less impacting on residents due to water shut off with our ability to do designated area shutoffs when the piping is replaced. Perimeter residents should see no impact by phase 2 what so ever. We are about a year out into 2021 before we decide to go to the ACC for a rate review and get that phase 2 piping replacement going. President Glover also brought up our city water supply contract ends in 2024. We are focused on the infrastructure and will address our need for water source in 2022. The body will then need to decide what path we take on water supply.

**Resolution 20-02 Release of Funds Installation of Spring St. Fire Hydrant**

- Resolution 20-02 was voted on. This vote was to add a water line valve, hydrant and labor at our well lot. This hydrant will also use a backflow preventer that we are buying and a meter as well so we can

keep track of the water used. This will aid in our roads project wetting down the roads and other project needs. The vote was to allocate up to \$6,000 in water company funds to do the work. Winkler first on motion and Collier seconded the motion. All board members voted in favor to do this work.

- Water meters are the property of the water company. Residents are asked not to shut off those meters. The homeowner can be fined and pay for repairs if the valve is damaged. If you need a shutoff or turn on you can contact Sally at the office and we will do that for you. It was brought up by board member Albano that we can shut the water off so you can add your own valve on your existing piping.

### **Resolution 20-03 Release of Funds for Rehabilitation of Roadways**

- Resolution No. 20-03 vote on. This was the resolution of the governing body of the Q Mountain Vista Homeowners Association agreeing to release funds up to \$225,000 for the rehabilitation of roadways to include grading, reshaping, and slurry seal on Cienega, Hacienda, Hagley Loop, Conner, Byrd, Adobe, Arrowhead, Apache, Spring, and Comanche West of Byrd Lane to Q Mountain Lane. This will also go towards legal fees for the contracts review. Funds for incidentals for speed bumps, paint and/or signage. We will add  $\frac{3}{4}$  plus  $\frac{1}{4}$  to a total of 1 inch seal coat on roads totally replaced to dirt. The Conner, Hagley and part of Byrd portions already paved will get patched and add  $\frac{1}{4}$  inch to the existing 7 year old seal coating. The grading, grinding and reshaping of the roads as well as a concrete storm water gutter at the corner of Comanche and Q Mountain Lane will be done by Boomer Schlesner in a separate contract of \$56,676.85. Our bid from T&C Seal Coating Inc. was for \$134,880 for 26 foot wide chip seal coating on the roads. This brought the project cost to \$191,556.85 for the roads and then the remaining amount we are leaving open for the incidentals. Any funds not used will be returned to our road fund for future road work. The board in the past discussed the need for ongoing road repairs on an interim basis to keep our roads correct. Not to let them get in disrepair by doing routine maintenance on them. Board member Collier had a question on pulverizing. Boomer will be using a subcontractor with a grinding machine to grind and relay the pulverized materials on the roads being totally redone. Brad Casey who owns the RV Park asked when this project was to be done. We hope to get the contracts signed and move on the roads project in the next ten days. Chip seal tentative date is the March 17<sup>th</sup>. Each paved road will have to be closed to vehicle traffic and allowed to cure overnight or 24 hours. This may disrupt your activity when the paving occurs and parking may require a walk to your residence. It should not take them very long to get them done. Board member Albano asked about a set fee to do seal coat to an apron paid by the homeowner. Val Stoker stated the contract is 26 foot straight shot coating with no provisions to do any deviation to an apron unless your lucky enough to be in the straight shot. Woody Hoopes had a question on amount of days. President Glover said the contractor has given us a time frame of 10 days from start to finish. A vote was taken by the board and all voted in favor of the resolution 5-0 to allocate the funds needed to get this work completed.
- Pat Madocks asked about all the outside folks using our roads and about city road assistance. We are a private entity and we own the roads and no city funds are legally available for our use. With our lawyer's assistance abusers of speed limits and abuses gives us a right to restrict the use of our roads, if we have proof of such incidents. We do have grandfathered easement use of roads by the homeowners behind Q Mountain Vista and the RV Park. These private roads cannot be policed for speeding but criminal offenses such as a DUI can be enforced. The Quartzsite Police can patrol for the criminal offenses such as theft and have said to contact them when you leave in the summer for courtesy checks on your property. Pat Madocks cited a atv abusing the development and said if everyone would just be courteous and do 15 mph we would be a happy neighborhood with less dust and safety for all who reside here.
- Mary Staberg thanked the HOA for all the work it did to get one dirty lot cleaned up. Mike said we take no real credit. The new homeowner offered money to entice the resident to move. He had bought the tax lien up from the county and took possession of the lot. It was put up for sale by the new owner and has recently been sold.

### **Resolution 20-40 Release of Funds for Purchase of Memorial Bench**

- Resolution 20-04 to release funds up to \$2,000 for a memorial bench at the office to honor Ms. Joanne Robinson. Stan Carlson in White Castle, Wyoming is contracted to make the bench and memorial in her honor. The HOA received \$66,940.81 after closing from the sale of the house, which is currently in the Money Market Account. The money will be divided as follows: \$20,000 to the Money Market Account, \$20,000 to the Road Fund Account and \$20,000 to the Water Company Account. The

remaining \$6,940 will be divided in half between the HOA and the Water Company operating funds. A vote 5-0 was taken and was unanimous to pass the resolution.

### **CC&R Compliance**

- Speeding, lot maintenance and lot debris was discussed by Mike Glover. Modifications to a residence needs a plot plan turned into the office and town for approval by city inspector. A City building permit is needed if a shed size is over 120 square feet.
- Commons area is the home owners responsibility to keep it weeded and cleaned up. Board member Albano brought up we are nearly done on the perimeter. Those homeowners should be in good shape for a long time with no more work on our part. The board did its part on piping replacement and new streets and it is now the home owners responsibility to make the commons and the neighborhood look nice. Adds a lot of value to our neighborhood when it looks good.

### **Adjournment**

- Meeting adjourned at 2:45 P.M.