

Q Mountain Vista HOA/Water Company
Annual General Membership Meeting
Jan. 22, 2016 2:30 PM
Senior Center, 40 Moon Mountain Road, Quartzsite, AZ

Call to Order and Verification of Quorum

- **Motion to Approve Minutes of Jan. 7, 2016 Open Board of Directors Meeting deferred until the Feb. BOD meeting due to extenuating circumstances.**
- **Treasurer Report**
Account Balances as of Jan. 22, 2016:

Water Company

Operating Funds =	\$23,392.77
Savings =	\$ 7,236.83
Total =	\$30,629.60

HOA –

Operating Funds =	\$31,678.72
Money Market Account -	\$10,089.62
HCB Road -	\$26,767.36
Total Checking/Savings -	\$68,535.70

Combined Cash-- \$99,165.30

- **Thank Current BOD for 2015 Accomplishments**
 - **Appearance of subdivision**
 - Clean up of State Road Shed dumpsters
 - Clean up of and repair of Spring Street wash
 - Clean up and removal of trash, oil, construction materials from HOA Spring St lot
 - Extensive weed removal and maintenance of foliage along Cienega and Spring St
 - Tree trimming and weed removal throughout subdivision.
 - **Thanks to the many volunteers who donated their time, equipment and dollars to clean lots and common areas.**
 - **Information Sharing**
 - Development of Q Mountain Vista HOA/Water Web page
 - Office outdoor information bulletin board
 - HOA Announcer sign
 - **Thank you to Bill Foote, Ray Koenen and Lynn Deping**
 - **Pipeline Replacement/Upgrade**
 - Grant money approved for engineering and design of the project
 - **Recovery of overpayment of TPT taxes = \$7,236.83**
- **Thank you to Dan Siler, Mel Staberg, Cletus Winkler for their assistance to save costs and make necessary water repairs.**

Accomplishments come with cost

- **Increased Office Expenses**
 - Complete overhaul of property files
 - Upgrade of equipment, i.e., chair, file cabinets, shredder, telephone, bulletin board

- Purchase of safe for legal documents and items to be viewed only by BOD members
- Compliance letters for property owners increased cost of printer ink, paper, postage.
- Significant supply of toner cartridges, envelopes, postage stamps, etc.
- **Legal Expenses**
 - Guidance for suggested employee pay of "accrued leave"
 - Training for new BOD
 - Guidance for mitigating impact of Rock Fiesta
 - Interview and retention of water attorney resulting from conflict of interest with Quartzsite Atty
 - Guidance and assistance for grant completion and filing
 - Obtaining cooperation from Quartzsite for meter testing
 - \$1,000 still on retainer for HOA
 - \$2,000 still on retainer for Water Co.

Benefits gained from added costs include increased bank balances and HOA/Water Co. equity.

- **Election Results - 2016 BOD**
 - **Margaret Cookston**
 - **Cathy Siler**
 - **Val Stoker**
 - **Mike Glover**
 - **Nancy Winscom**

2016 Targets:

- **Compliance letters to bring members current on dues**
- **Compliance letters to maintain property**
- **Reduce postage costs by implementing electronic delivery of meeting minutes and other information**
- **Water pipeline replacement**
 - phased approach
 - obtain funding
- **Road repairs**

Pursuant to Q Mountain Mobile Home Park Article 3, Section 4, call to new BOD to an Executive Session and meet Tuesday morning at 8 a.m. at 605 Emerald to designate Board Member positions and discuss outstanding pending legal issues.

Adjournment