

**Q Mountain Vista HOA/Water Company
Annual General Membership Meeting Minutes
Feb. 10, 2022:00 PM
40 Moon Mountain Ave. Quartzsite, AZ**

Call to Order and Verification of Quorum

- Present was Mike Glover, Val Stoker, Sid Albano and Dave Collier and on telephone with Stephanie Meier whom was added to board after ballots were counted.

- **Voting - Ballots are available for anyone that did not vote via absentee ballot**

- **Treasurer Report**

Account Balances as of Feb. 9, 2022:

HOA -

Operating Funds =	\$ 31,214.73
Money Market Account =	\$ 76,266.49
HCB Road =	\$136,233.01
Total =	\$243,714.23

Water Company -

Operating Funds =	\$20,848.73
Savings =	\$40,568.94
Q MTN Vista Debt Servicing =	\$11,925.60
Total =	\$73,343.27

Combined HOA/Water Funds = \$317,057.50

WIFA LOAN:

Dec. 31, 2021 Ending Balance - \$254,296.59
Current Payment - \$2,006.52
Dec. 31, 2021 Ending Debt Reserve Balance - \$12,472.29

- **Mike Glover thanked the current BOD for 2021 Contributions and Achievements**

- **Structural Improvements**

Mike Glover made the following statements to the HOA body.

- Placement of rip-rap along Granite Mountain Wash
- Placement of rock to protect infrastructure
- Engineering complete for Water Infrastructure Replacement Phase II
- Awaiting response from ACC(Arizona Corporation Commission) regarding submission of Finance Application to complete project. An Ombudsman who is an independent and impartial representative to the ACC. Has been appointed to forward our request for financing on the project. Mike Glover has talked with him many times, but we are not being moved on to get the Phase 2 project completed. Mike made the statement we may have to go a street at a time as we get the money if this project is held up much longer. Mike made the statement that the estimates made on this replacement may be totally off since costs and inflation are increasing the cost of the piping replacement project. This has brought a lot of concern to the current board. Sidenote to this is we had another leak appear on Falcon and Byrd Lane shortly after the meeting. The leaks keep happening on the old system. Our current water loss is at 3-4%, which is within the 10% allowed by the state. The old system has numerous temporary water couplers from past repairs to the system.

- **Accomplishments come with cost**

- **Legal Fees**

- Fees incurred to collect road maintenance fees from private property owners at the south and north end of the subdivision. In our recent Executive Board meeting our attorney was on the phone and the board addressed what bang for the buck are we getting on recovering our road maintenance fees from nonmembers who use the roads via the Byrd and Covey Agreements in the bylaws of this HOA. The attorney in the past told the board case law was in our favor to get reimbursement from the nonmembers who use the roads. Meanwhile President Glover believe they are dragging this along to make legal fees off this HOA. Albano asked the attorney why no action has occurred and what was the point of paying him all this money for legal fees with no action. The attorneys seemed to go very quiet. The board is now taking a new path on this without the use of attorney involvement to cut back on the legal fees. The proposal letter we intend to send to the City of Quartzsite would be annexation by the city of land for a road to be constructed around this HOA. Freeing up the HOA and the City from landlocked areas to the south. This would be a road to the east of Cienega that extends to the back using a road that then turned to the west on lands behind Q Mountain HOA. This would create a path for traffic for future development to the west of the HOA. Keeping our streets freed up of outside road traffic.
- Fees incurred to protest rezone of Desert Gardens property to C2 and C3. Mike Glover stated we as a board has sent a letter to the City of Quartzsite Planning and Zoning Commission on January 25, 2022. The letter addressing concerns about the rezoning of Desert Gardens adjacent to Q Mountain Lane to Commercial Zoning. Points in the letter included lack of planning for the following concerns:

1. ENVIRONMENTAL impacts of the Granite Mountain Wash and past neglect of the wash. The impacts to our Q Mountain Water Company well project. This is now attached to the ADEQ (Arizona Department of Environmental Quality) if the project goes through and effects the State of Arizona since they would be attached to the well lot. Clean Water Act, Rivers and Harbors Act, FEMA or Federal Emergency Management Agency which is flooding. ADOT Arizona Department of Transportation since they were not contacted or involved in this process. They own adjacent properties.
2. Failures to enforce current City of Quartzsite codes citing numerous issues in the letter.
3. Financial cost to Public Drinking Water Infrastructure projects that are ongoing adjacent to the proposed lands.
4. Dave Collier who is on this board and is the current City of Quartzsite Planning Commission Chairman has to reclude himself. Even though Dave Collier owns property in Q Mountain he is being told he has a conflict of interest by City officials. A letter from Dave Collier was sent to the City of Quartzsite. It was similar in nature, addressing some of the same issues the Q Mountain Board brought up in their letter. According to Mike Glover the City backed out of the rezoning once. Now they are going ahead according to President Glover without any sort of planning leaving it to the developers. This really puts all the environmental impacts it will cause onto Q Mountain to deal with. Meaning we run the risk of increased flooding and the listed impacts and concerns we addressed in our letter. Planning is needed and just leaving it to a developer is very haphazard. It is crucial according to Dave Collier that we have a turnout of the membership at the upcoming meetings. According to Dave Collier, talking points need to be put out for the membership to bring up at the upcoming Planning Commission Meeting and City Council Vote on the Rezone. We need to approach this on a united front. Albano suggested we have our Office Manager get this information out prior to our meeting via email. Mike Glover and the board thought that was a good plan. Tentative date was March 15 according to Desert Messenger.

- **Accountant Fees**

- Fees incurred to prepare financial documents for Finance Application for Infrastructure Replacement Phase II

- **2022 HOA BUDGET**
 - Continued road maintenance was brought up and another seal coat of oil only may be coming soon when the roads folks get in town. Val Stoker is in charge of this project.
 - Minimize legal fees was brought up earlier.
 - Traffic control and/or security maintenance at perimeter(s) We shored up the wash with rock to control erosion. Added the beginning of a rock wall along Q Mountain Lane to make it an environmentally friendly fence. As funds become available in our budget.

- **2022 WATER BUDGET**
 - Loan repayment
 - Security of water lot. We hope to add replacement fencing especially at the back of the lot. Old fence was taken down to do the Wash maintenance and needs work.
 - Maintenance of Granite Mountain Wash as ongoing priority to prevent flooding of the adjacent properties. Making sure the wash that runs through our property is maintained.
 - Water Infrastructure Upgrade/Repair costs. Continued fixing the leaks on the old piping system. Keep moving forward on the piping and well project. It seems to be on hold according to Mike Glover. One street at a time was brought up as we get the money if the state keeps it locked up.

- **Adjournment of old Board and counting of the votes for new board members.** Three Positions on the Board of Directors are up for a vote.

- **Open Forum chaired by Mike Glover of old Board. Membership Questions?** 1. Glenn Mier asked what is to be done on the White House? This is a nonmember home across from Glenn on Hacienda Drive. Mike said that is being addressed and board will provide some answers in the near future. 2. Dana Tague asked about the dust issues on the streets in front of his house on Comanche? Mike Glover addressed this stating we are waiting on the state water project and do not want to spend money on roads that just get torn up again next year or when the project goes forward. 3. Adeline Poteat asked what could be done about the old motor home on the homeowner lot on the corner of Falcon and Conner? Mike Glover stated he talked with the homeowner about the eyesore. He stated he would be moving it and Mike has given him a timeline to get this out of here since it is a fire and safety hazard.

- **Voting Results and meeting brought to order**
 - 71 David Collier
 - 69 Michael Glover
 - 79 Stephanie Meier
 - 1 Loren Van Cleave Write-in
 - 1 Sid Albano Write-in
 - 1 Debbie Harris Write-in
 - 1 Roberto Write-in

- **Selection of Officers - Article IV Section 1**

With three open seats the top three majority of votes are the three elected per the by-laws. Elected were Stephanie Meier, David Collier and Mike Glover. Members then decided by nomination and a show of hands for the following. All present except Stephanie Meier who was on the telephone.

President: Mike Glover nominated by Albano seconded by Collier all in favor
Vice President: Sid Albano nominated by Glover and seconded by Collier
Treasurer: Val Stoker nominated by Glover seconded by Collier
Secretary: Stephanie Meier nominated by Albano and seconded by Glover
Director: Dave Collier

Adjournment: Motion to Adjourn the Annual General Membership Meeting was made by Glover and seconded by Albano.