

## **Viewpoint Home Owners Annual Meeting Minutes**

The Annual Meeting of the Viewpoint Homeowners Association was held on Wednesday, January 31, 2018, at 6:00 p.m. in the clubhouse at 930 W. Zuni, Green Valley, AZ.

Registration and payment of dues began at 5:30 p.m. The meeting agenda was followed.

The Meeting was called to order at 5:59 p.m.

Board Members in attendance were Kathi George, Doug Davidson, Kathi Frey, Thea Arai and Dick Horn. Verna Elmer was absent.

Dick Horn read the minutes of the January 2017 Annual Meeting. Kathi Frey moved to accept the minutes as read, Doug Davidson seconded the motion and it passed unanimously.

Kathi George answered a question from Claudia Cintas about an error in the balance sheet. It is now corrected. Kathi answered questions regarding the 2017 treasurer's report and audit. So far she has collected 57 2018 homeowner's dues. We are in a good financial position as we begin the new year. There was no other financial discussion. Doug Davidson moved we accept the treasurer's report and audit. Kathi Frey seconded the motion and it passed unanimously.

### Results of ballot items

Jenny Ryan and Debra Darcy reported that we received a quorum with 71 votes affirmative and 3 nays. The vote for Jane Brunckhorst was unanimous. The results of the voting:

- The proposed budget passed.
- Jane Brunckhorst was elected to the Board. Jane has lived in Viewpoint for 12 years and is from Nebraska.

### **Committee reports**

Kathi Frey discussed why our dues are so low and cited the New Years Eve weekend water leak in the Clubhouse and its repair. The leak was repaired by residents quickly and cost the HOA tens of dollars instead of hundreds of dollars if we had brought in outside help on the holiday weekend. Kathi encouraged people to volunteer for the various committees. We continue to have the lowest dues in Green Valley for any HOA with a pool and clubhouse because of the many volunteers who work together to maintain Viewpoint HOA.

### Architecture Committee

Verna Elmer was not present. Kathi encouraged people to help Verna on the committee.

### Website Update

Dick Horn reviewed some of the newer features of the website and the procedure for keeping

contact information online. The 2018 password, which was included in the Annual Meeting Packet, will become effective with the next contact information update. We have used the online system for one year. After an initial learning curve, residents have adjusted well to the electronic system.

#### Library

Barb Doering explained that during 2017 243 books were checked out of the library and 235 new books were donated. The system works well.

#### Landscape Committee

Larry Senick reported that most of the homes in Viewpoint are well maintained and that everything looks great. He thanked the volunteers who have done a great job cleaning and maintaining the area along Camino Casa Verde.

#### Pool Committee

Bruce Frey reported that we had no significant changes at the pool this year. He thanked the pool volunteers who check on the pool twice a day, every day. He also mentioned that part of their duty is to walk through the clubhouse to ensure there are no water leaks anywhere. He emphasized how much of the pool business gets taken care of at the Monday morning Men's Coffee.

#### Clubhouse and Social Committee

Kathi George reviewed the monthly Viewpoint Ladies Luncheon. They had 27 ladies at the January event.

Kathi is in charge of scheduling Clubhouse events. The Clubhouse gets used a lot and remains well maintained.

#### New Committee

Our Covenants, Conditions and Restrictions documents (CC & R's) need updating. The current rules were written by the developer in the 1980's and were last reviewed in 2007. We are seeking a committee to work with Doug Davidson and Goldschmidt & Shupe (our attorneys) to rewrite them. Please contact Doug to volunteer.

#### Homeowner comments, concerns and discussion

Sheri Miller asked about the garage sale. It will probably be in late March. The date will be posted on the website as soon as it is confirmed.

Steve Findlay asked about potholes, especially on Via Alamos. It is recommended that homeowners report them directly to the Green Valley Council at (520) 648-1936.

Jeannie Greven and her sister have gone to the Pima County Sheriff to complain about speeding on Via Alamos. They are sending out additional patrols. She encourages others to complain.

After giving considerable thought to the matter, we have decided to stay with the Green Valley Council. It is becoming more costly for us as their dues go up, but they are our only link to any kind of government representation.

We need someone to sponsor the February Social.

Kate Kidwell asked how often we renegotiate the Waste Management contract. It is about every five years and is coming due soon.

Kathi Frey discussed requests from residents wanting a full time HOA Board "in residence." No one disputes that this would be a good idea; however, we simply do not have volunteers to support that status and must work with what we have. The current Board has gotten quite good at working via email.

#### Presidents Message

Kathi Frey asked for attendees to stand by length of residency and location. It was quite impressive. She then reviewed the top ten CC&R's. They are posted on the website on the Downloads Page.

Kati George requested a round of applause to thank Kathi Frey for her eight years of service on the HOA Board.

Doug Davidson moved to adjourn the meeting. Darlene Green seconded and the meeting was adjourned at 6:45 p.m.

## **Regina Ford (Tommy Tompkin's daughter) gave a presentation on La Posada Life Community Services.**

Posada Life Community Services (formerly Casa Community Services) offers programs open to the public, with a mission to connect people to a better life through social interaction, education, and caring support. Their offices are across the street from Posada Java.

Four areas of involvement directly from their literature:

### Community Center

Food... Friends... Fun... These three words tell the story of the Community Center's Senior Lunch. Join us each weekday for a nutritionally balanced meal. Twice a week we add a bountiful salad bar to the menu.

### Adult Day Services

We know the challenges of caring for a loved one at home. Adult Day Services offers participants a safe and stimulating environment, while offering respite to their caregivers. If you are caring for someone with physical disability, impaired memory or emotional needs, this program may be your answer to helping you take care of yourself while you strive to keep your loved one at home.

### Los Niños del Valle Preschool/Child Care

State-licensed programs for children ages 18 months to age 5. Summer program for children ages 5-8. Children thrive with our self-directed learning curriculum and our unique intergenerational programming. We offer care Monday through Friday and encourage parental involvement.

Los Niños del Valle is on South Park Centre Avenue on the campus of the La Posada retirement community and not far from Continental school. Our location provides easy access from Green Valley and Sahuarita. Children enjoy our shady play areas, walking paths and the colorful, comfortable classrooms within our secure buildings. A play-based curriculum encourages creativity and exploration. Coming soon: An innovative Outdoor Classroom!

### Volunteer at Posada Life Community Services

Volunteering at Posada Life Community Services is a wide-open opportunity! Perhaps reading to children at Los Niños del Valle Preschool appeals to you. Get to know area seniors as you serve lunch at the Casa Community Center. Take a role in Adult Day Services with its regular intergenerational program and active schedule for older adults who are unable to care for themselves independently. For a short-term, more casual commitment, check out the Victory Volunteer program. These volunteers complete projects for Posada Life and other nonprofits on Thursday mornings for an hour or so. It's a great way to lend a hand no matter your busy schedule or physical limitations.

For a full list of volunteer opportunities at Posada Life Community Services, call Barbara Salazar at 520-648-7999. To learn more about Victory Volunteers, contact Ellen March at 520-393-6840.

Thank you to Regina for an excellent informative presentation on these needed services.

Dick Horn  
Recording Secretary