

December 10, 2019 Viewpoint HOA Board Meeting - Approved

Board Members

In attendance: Thea Arai, Doug Davidson, Verna Elmer, Kathi George, Diane Helser, Dennis Henderson and Dick Horn.

Also attending: Ada Davidson, Marina & Brad Freiheit, Marva Henderson and Hugh Wolfe.

The meeting was called to order by President Doug Davidson at 10:04 pm.

Doug made a motion to accept the summary minutes from the November 14, 2019 Board Meeting as presented, seconded and approved unanimously. They will be posted on the Website.

Financial Report

Kathi presented the financial report. In spite of the numerous large capital expenditures in 2019, we are in reasonably good financial shape. Verna made a motion to accept the report, seconded and approved unanimously.

Old Business

Kitchen Cabinets

We are still hoping to get used cabinets from a remodel to put in the Clubhouse kitchen. Please spread the word and keep your eyes open for opportunities. Most of the cabinets from the original Viewpoint build will match well with the Clubhouse kitchen.

Garage/Yard sale

We decided to hold the 2020 Viewpoint Garage/Yard Sale on February 28 and 29. The hours both days will begin at 8 am and continue until residents are ready to stop. We will make sure the event is covered on both the Website and in the December Newsletter so residents will have time to prepare.

RV's in Driveways

Viewpoint CC&R's state without exception that an RV cannot be parked in a driveway in excess of 72 hours. We have one homeowner who is in significant violation of this rule. Several neighbors have complained verbally, but no written complaint has been received.

Pima County will not enforce removal of a vehicle from residential streets if it is legally parked and licensed. The homeowner will most likely move the RV from his driveway to the street if we enforce the CC&R. Since it is only one vehicle out of 101 homes, we are not responding. If it becomes a larger problem, we will reconsider.

Local Roads

Via Alamos is still degrading and the potholes are returning. We're hoping additional money Pima county received for road work will eventually lead to repairs around the Viewpoint neighborhood. During the meeting, we received the notice below from the Green Valley Council announcing repair work on Camino Casa Verde.



ROAD REPAIR WORK Tetakusim Road/Camino Casa Verde/Mission Road

Pima County, Ariz. (Dec. 9) – On Tuesday, December 10, Pima County Department of Transportation along with their contractor, Granite Construction, Inc., will be performing road repair work at the following locations:

Friday, December 12 through Thursday, January 9: The contractor will be milling and repaving Camino Casa Verde from Avenida del Abaco to La Cañada Drive. Work will consist of milling, repaving and striping. Hours of operation will be from 6 a.m. to 6 p.m.

In the event of mechanical failure or inclement weather, the construction schedule is subject to change.

Best Regards,
Amy Cordova
Services Coordinator
Green Valley Council

New business

2020 Budget

Excluding the special \$7,000 repair necessary for the Clubhouse plumbing last September, we are about \$700 over our current budget for 2019. We have a moderate surplus in our checking account for small emergencies. The Board spent considerable time discussing future finances and the need for an HOA dues increase. The dues were last increased in 2013 and are the most modest of any Green Valley HOA. The Board has made every possible effort to avoid a dues increase short of curtailing popular services, such as the pool remaining open in cooler months.

Based on our discussion, Kathi made a motion to increase annual dues \$24 in 2020 (to \$324), seconded and passed unanimously. This amounts to \$2 per month.

The Annual Meeting

Will begin at 6:30 pm on Thursday, January 30, in the Clubhouse. We will try to schedule a speaker from the SAV Scam Squad and hold an ice cream social after the meeting. Doug will contact SAV about the speaker.

Brad Freiheit and Andy Grover have agreed to serve on the Board. Their names will be on the ballot distributed in the annual packet. Thea Arai will retire from the Board in 2020.

Doug has already printed envelopes and labels for the packet to be distributed before the Annual Meeting. The Board will meet at 3 pm on January 9 to stuff and finalize the packets. The dues increase will be at the front of packet.

New Homeowners

The Lutz home (1021 W Rio Guaymas) sold since the last Board Meeting. Kathi will update the new homeowner's information before the January meeting. There are currently no homes for sale in Viewpoint.

The meeting adjourned at 10:41 pm. The next meeting will be January 14 at 10 am.

Richard Horn
Recording Secretary