

# Viewpoint Home Owners Annual Meeting Minutes

The Annual Meeting of the Viewpoint Homeowners Association was held on Thursday, January 26, 2017, 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 following agenda was followed:

1. The Meeting was called to order at 6:00 p.m.

Board Members in attendance were Joe Balden, Kathi George, Doug Davidson, Elaine Ryan, and Kathi Frey. Those absent were Jeff Babcock and Verna Elmer.

2. Kathi Frey read the minutes of the January 2016 Annual Meeting. Joe Balden moved to accept the minutes as read and Doug Davidson seconded the motion.

3. Kathi George asked for questions regarding the 2016 treasurer's report and audit. Diane Hammond asked how money is reported when it is collected for clubhouse usage. Karen Brewer-Kelley receives the money as petty cash and reports it outside of the HOA annual budget. The report is on the bulletin board. There was no other financial discussion. Joe reminded us that our HOA operates in the black and stressed that we are a very solvent HOA, which speaks well when selling a home in Viewpoint. Doug Davidson moved we accept the treasurer's report and audit, Patty Jaros seconded the motion.

4. Results of ballot items: Jenny Ryan and Debra Darcy reported that we received a quorum with 73 votes. Two additional votes could not be counted because they had no homeowner name on the ballot envelope. Results of voting:

- a. The proposed budget passed
- b. Four new candidates were elected to the Board. They are Gale Helser, Dick Horn, Thea Arai, and Hugh Wolfe. They were asked to introduce themselves.

Gale and Diane Helser have lived here for 8 months but bought their home 1.5 years ago. Gale said he looks forward to being involved and being of service to the neighborhood. They enjoy seeing local area sights and like to golf. They are originally from Wisconsin, but have spent the past 15 years in Texas. They live at 941 Guymas

Dick and Mary Horn have lived here for 2 years. They bought their home 3 years ago. Dick enjoys working on the website and maintains the database of homeowner information. He asked that we all send news his way, to be added to the website. Dick and Mary moved to Green Valley from Rochester, NY. They live at 930 Rio Magdalena.

Thea Arai and Andy Grover are from Pennsylvania. Thea is a retired librarian. They moved here in Oct. 2016. Both Thea and Andy volunteer at Tumacacorri. Thea also volunteers at the Green Valley library. They live at 1020 W Rio Guymas.

Hugh Wolfe was unable to attend due to a medical emergency. He and his wife, Renee, live at 1140 Mineral.

## 5. Committee reports

### Architecture Committee

Verna Elmer and a committee met to update our house color options. On behalf of the selection committee, Ada Davidson presented the new house color options chart. The new color chart is displayed on the bulletin board. Vaspar paint colors are available at the Sahuarita ACE.

### Website Update

Dick Horn presented information about a new option on our website [viewpointhoa.org](http://viewpointhoa.org). He explained that we had 7 new homeowners in 2016 who are not included in the current printed contact list. Also, several people have discontinued their landline phone service so those phone numbers are obsolete. Because of this we've decided to add current contact link information on our website at [viewpointhoa.org](http://viewpointhoa.org). See a board member or any resident who attended the annual meeting to get the password. The password is intended to provide a degree of security for homeowner contact information. It should not be shared with non-residents.) Access the information by clicking on the Downloads Tab. Homeowner Contact Information is in the upper left on the Downloads Page.

Paper copies of the database will still be distributed each Spring to residents desiring them and will always be available at the Clubhouse.

### Library

Barb Doering reminded us that Viewpoint received two new bookshelves in 2016. Our library had 262 books when she reshelfed the books. We have since received an additional 274 books. She donates books when we have multiple copies of the same book. Thank you Barb!

### 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 this year. He thanked all 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.

### Clubhouse and Social Committee

Karen Brewer-Kelley is stepping down from her role as committee chair. She said she has enjoyed taking care of the clubhouse but has family responsibilities which she needs to focus on. She would like to handoff the responsibility to a new homeowner. Jennifer Frank stepped up and will take on this position. Thank you Karen and Jennifer!!

## 6. Homeowner comments and concerns

Kate Pyle asked who represents Viewpoint at the Green Valley Council (GVC) Meetings. Doug Davidson is our GVC representative.

There was also discussion about who to call when we have

potholes. Sandra Stone advised us to call the GVC directly with the following information: The exact location of the pothole(s), the size of the pothole and how many potholes. She also reminded us to use only white paint when spraying around potholes. Other colors may cause repair delays since other colors may represent different things like electricity and water lines.

A big thank you to Kathi George for getting our clubhouse carpet and tiles cleaned. They look great! 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.

7. Jenny Ryan moved to adjourn the meeting, Diane Hammond seconded and the meeting was adjourned at 6:45 p.m.

## Sheriff's Auxiliary Volunteer (SAV) Presentation

Linda Rundell presented information about the SAV. She explained that SAVs whole goal is to keep GV just a little bit safer. In addition to coordinating neighborhood watch, Linda is also a recruiter for the SAV. Did you know that the SAV receives zero tax dollars? They operate completely on donations.

The SAV has bike patrols, foot patrols, and car patrols. They are the bailiffs in GV, they man the front office at the sheriff's office, they do finger printing, and they call over 80 people every morning to ensure people are safe.

Linda mentioned two specific programs sponsored by the SAV. If something seems funny about an email, a phone call, a solicitor, or mail, call 911 and ask to talk to the scam squad.

There is an early Alzheimer/dementia program they also support. The SAV has created a small card specifically for caregivers. When a caregiver has an emergency, and is detained, the card has information about the person they take care of. The SAV is then able to check on the person needing the caregiver's help.

Linda talked about why it is important to have a neighborhood watch program. Neighborhood watch ensures that we have an organization who knows which people need assistance in an emergency.

The neighborhood watch program must be implemented with the SAV and be an independent group not sponsored by the HOA. Linda gave us information about training dates that are available thru the SAV.

The presentation ended, and Linda was thanked for her time. Neighbors reminded each other of lock boxes which are available from the fire department for \$75.