

Viewpoint HOA Meeting
Tuesday, November 8, 2022 – 1:00 PM
Viewpoint Clubhouse

Board Members in attendance: President Brad Freiheit, Vice President Dennis Henderson, Treasurer Andy Grover, Past President/Member at Large/Consultant Doug Davidson, Members at large Verna Elmer and Kristi Menix.

Additional HOA members in attendance: Carol _____

The meeting was called to order by Brad Freiheit at 1:00 PM.

Secretary's Report: Minutes were distributed and approved as written.

Treasurer's Report: Treasurer's report was reviewed and approved as written:

Old Business:

Common Area Management Committees - Landscape:

Landscape: Dennis Henderson reports that there is nothing new and that the berm in front of the clubhouse looks good.

Kristi Menix reports that rattlesnakes are still active. She has encountered 1-2. Brad Freiheit adds in that he has encountered 2-3 at his residence.

Brad Freiheit reports that letters have been sent out to owners of properties that have excess weed growth/unkempt landscaping due to monsoon growth and that owners have replied indicating that they will be attending to these problems.

It was noted that it can be hard to find landscaping service. GVC has a "preferred vendor" list that could be sent out.

Common Area Management Committees – Spa/Pool:

Doug Davidson indicates he has been replacing sliders on the pool area chairs.

Doug has explored the possibility of obtaining pool chemicals from a different source than Green Valley Pool & Spa. When discussing this possibility with Bob Telford, our pool operator, there was resistance to this idea. Doug notes that we must have a pool operator, and since we do not have any resident that is certified to do the work, it is prudent to not irritate our current pool operator.

The pool is required to have telephone service so that 911 can be called if needed. Andy Grover indicated he would check to see if a lower cost alternative to Century Link is available.

Doug Davidson indicated that it would be useful to have internet service at the clubhouse as well as phone service.

Doug notes that the pool and spa seems to be working well, despite a few issues with retracting and closing the pool cover. Andy Grover noted that the TRICO and Southwest Gas utility bills appear to have been reduced since the timer for the spa has been installed and the pump has been shut off from 10 PM to 6 AM. General discussion ensued suggesting that we might wish extend the time that the spa pump shuts down each night.

Architecture Committee:

Verna Elmer reports that Ron Inkell is exploring solutions to the problem of “commercial glare” from neighboring commercial properties. He is considering how he can modify his wall to eliminate this problem. He will let us know what he intends to do once he has decided on a course of action.

Communications:

No report.

New Business:

Burglary:

Brad Freiheit reported that the home of the late Sandra Stone was burgled. Apparently, the perpetrator was targeting homes of the recently deceased. The perpetrator has been apprehended. There will be a Celebration of Life for Sandra Stone at 3:30 PM on December 1st to be held at Canoa Ranch.

Road to Camino Casa Verde:

Brad Freiheit reports that there is no plan to build a road to Camino Casa Verde from the new development.

Clean Up Arroyo:

Brad Freiheit reports that Pima County has a work order to clean up the arroyo within the next couple of months.

Next Meeting: Tuesday, December 13, 1:00 PM

Motion to adjourn was made at 1:45 PM.