

Viewpoint HOA Meeting  
Tuesday, October 10, 2023 – 1:00 PM  
Viewpoint Clubhouse

Board Members in attendance: President Brad Freiheit, Vice President Dennis Henderson, Recording Secretary Diane Helsler, Treasurer Andy Grover, Web Editor Dick Horn, Architectural Committee Chair Sue Wilgus, and Members at Large Kristi Menix and Jay Brosky.

Additional HOA members in attendance: Thea Arai, Gary Hoffman, Marina Freiheit, Marva Henderson, Mary Horn.

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

**Secretary's Report:** March Minutes were distributed. Dick Horn moved to accept the minutes as written; Kristi Menix seconded the motion. Motion passed.

**Treasurer's Report:** Treasurer's report was reviewed and filed for review. It was noted that the gas and water costs were higher due to the pool maintenance. The treasurer's report was placed on file for review.

Andy provided information for putting some of the money in the treasury into a CD so that we can benefit from a higher interest rate. We don't have to do anything about it right now, but he provided options for all to review. Jay Brosky moved that we consider moving \$50,000 to the money market at the next meeting. Dennis seconded. Discussion ensued. Motion passed.

**Old Business:**

Clubhouse: There has been a new, larger television bought to replace the old one.

Common Area Management Committees - Landscape:

Dennis reported that the sidewalk in the bubble in the sidewalk has been repaired. We are also looking at options to add a hand railing and possibly steps leading to the clubhouse.

Library:

Randy Brunkhorst replaced the old library door with a new steel door. New books added and old ones removed. One of the residents in attendance asked if there was room to add a video library. Thea will research that possibility.

Common Area Management Committees – Spa/Pool:

Rats have gotten into the pool cover area and chewed holes. We will be repairing the cover and adding lighting in that area on a timer to dissuade rats from making a nest in the area.

Architecture Committee:

Brad let everyone know that Verna Elmer has retired from the committee. Brad has appointed Sue as the Chair. Over the summer, it has been very quiet. No painting approval requests. Julia Parlin is requesting approval for her landscape design. Brad provided answers to some planting questions. This information is in the binder for the Architectural Committee.

Garbage Committee: Diane Helser mentioned that you need to check your bills from Waste Management to be sure you're not getting charged for something you shouldn't. If you do, please call Brad or Diane to contact the HOA representative. She will address the problem immediately.

Communications:

The summer has gone very well. Dick set up a calendar online for people to add their requests for using the clubhouse/pool area. Please, no last-minute requests. Please allow 24 hours. If you reserve the clubhouse/pool, you are responsible to clean up after yourself. Dick will add the rules to the reservation form.

AED Defibrillator Discussion:

Kristi Menix reported that she has researched the options and suggests that we go with the Phillips brand version. She explained all the benefits of this AED and says it has the best value. The Green Valley Fire Dept. Resource Center holds training twice a month. The class is 3 hours (8:30 am – 11:30 am). It is \$65 for both CPR/AED and first aid. It's \$45 if only CPR/AED (no first aid). If we get enough people interested (at least 8), we can hold the training. October will be the 21st. November is the 4th and the 18th. At a previous meeting, members asked about additional signage. We have some of the signage already. Andy Grover moved to purchased the AED. Kristi Menix seconded. Motion passed.

Weed Removal on Camino Casa Verde:

Brad reported that they sprayed all the weeds and are pulling out all the dead weeds. He's not sure if they can spray any pre-emergent at this time because the rains have gone.

**New Business:**

OPEN FLOOR FOR QUESTIONS/DISCUSSION:

Brad noted that we are looking into our insurance policy to see if we're properly covered. We will also determine if we are getting a good rate.

Next Meeting: Tuesday, November 14th, 1:00 pm.

The next Social will be on October 21st, 4:30 pm. Gary Hoffman and Diane Helser will put together a presentation for anyone interested in their trip to Normandy and what to expect if you visit the American Cemetery there.

Motion to adjourn was made at 1:59 pm.