

Viewpoint HOA Meeting  
Tuesday, November 14, 2023 – 1:00 PM  
Viewpoint Clubhouse

Board members in attendance: President Brad Freiheit, Vice President Dennis Henderson, Treasurer Andy Grover, Members at large Kristy Menix and Doug Davidson

HOA members in attendance: Marva Henderson, Thea Aria and Ada Davidson.

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

Secretaries report: October minutes were distributed and reviewed, Kristy Menix moved to accept the minutes as written, Dennis Henderson seconded the motion. The motion passed.

Treasurers report. The treasurer's report was reviewed. There was discussion about rising gas and electric prices and what we can do to minimize the affect during the winter months. Doug moved to accept the Treasurer's report as written, Doug Seconded, A vote was taken and the motion passed.

Old Business.

Clubhouse: New steps from the drive to the sidewalk have been poured, and a guard rail will be installed.

The AED defibrillation device has been installed and signage added. The device itself is located on the wall between the rest rooms, and signs have been placed throughout the clubhouse to indicate its presence, and 911 signage has been added. Several board members and HOA members have signed up for training on the use of the device, and training is available for others on a regular basis by the Green Valley Fire Department. Details have been posted at the clubhouse and can also be found on the Viewpoint web site.

A paramedic from the Green Valley Fire Department will be attending the Annual Board Meeting on January 9, 2024 to demonstrate the use of the AED.

Common Area/Landscape Committee: The area behind the clubhouse has been cleaned up and new gravel has been put down. This will make it much easier to turn around behind the clubhouse. The area beside the clubhouse has had brick installed to prevent the gravel from washing out, new gravel has been installed, and plants have been put in. The area along Camino Casea Verde has been cleaned and raked clean. It looks much better.

Spa/Pool: The pool cover has been repaired after being damaged by pack rats. Lighting has been installed under the cover mechanism in an effort to prevent future damage. The "ladies exercise" group continues to use the pool 3 days a week, and we expect many visitors to be using the pool over the upcoming Thanksgiving/Christmas holidays.

Architecture Committee: 2 requests for paint color approval have been received, both were approved.

Garbage Committee: Brad and Diane have received 4 service requests for service redemption. All resumed the next day.

New Business.

There was discussion regarding recoating the floor under the covered patio area outside, as well as repainting the shuffleboard courts. Suggestions for specific actions to be taken were requested to be presented at the next board meeting

There was considerable discussion regarding placing some of the HOA funds into one or more CDs of various lengths and interest rates. Andy proposed we put \$20,000 from the checking account into 2 CD's, \$10,000 into a 7 month CD @ a 4.75% interest rate, and \$10,000 into an 11 month CD @ a 5% interest rate. Andy moved to accept this proposal, Doug seconded, a vote was taken and the motion passed.

There was some discussion regarding HOA members that paid their 2023 HOA dues assessment weeks, and sometimes months, after the dues were "due and payable", and the efforts required to collect those late payments. Andy had done research into current Arizona Statutes regarding late Dues payments and the ability to assign and collect penalties. After some discussion Andy made a proposal to modify the current HOA Rules and add language to charge late fees in accordance with the appropriate Arizona Revised Statutes. Andy made a motion to approve the proposed changes, based on a review by GVC and possibly legal counsel, Doug seconded. A vote was taken and the motion passed. Doug will present the new language to GVC for review 11/16, pending approval it will be adopted and presented to the Viewpoint HOA community as soon as possible. It is expected to go into effect January 1, 2024.

Andy suggested we consider allowing the HOA Annual Dues assessment to be payable via something other than by check. Nationwide using checks to make payments has dropped to almost nothing and we need to consider adopting other methods, such as credit cards, to make those payments. Most credit card companies charge a percentage of the payment for "services rendered", but there are some companies that don't, and there are other alternatives to paying by credit card. Andy has agreed to do some research and provide details at the next board meeting.

Brad recently met with an insurance advisor to ensure the current HOA insurance policy was adequate and appropriate for our circumstances. It was determined that several board members attend the next meeting with the advisor to better understand where we currently stand and what measures might need to be taken to make any changes that might be indicated.

The next Social is scheduled for Saturday November 18 @ 4:30. Jeff and Janell Hotchkins will be hosting, the theme is Thanksgiving, and everyone is welcome.

There will be a "Medicare" presentation by one of our HOA homeowners after the meal in an effort to reduce the confusion many of us have. He is a Professional and can answer any questions any of us might have.

The next Board Meeting is scheduled for Tuesday, December 12 at 1:00 PM.

The meeting was adjourned at 2:00 PM.