

Viewpoint HOA Annual Meeting
Tuesday, January 30, 2024 – 6:00 pm
Viewpoint Clubhouse

Board Members in attendance: President Brad Freiheit, Vice President Dennis Henderson, Treasurer Andy Grover, Member at Large Kristi Menix, Member at Large Jay Brosky, Member at Large Doug Davidson, Webmaster Dick Horn, Architectural Committee Chair Sue Wilgus, Recording Secretary Diane Helser.

The meeting was called to order by Brad Freiheit at 6:01 pm.

Secretary's Report: Darleen Green moved to accept the minutes as written. Doug Davidson seconded. Minutes were approved.

Financial Report: Treasurer Andy Grover reviewed the budget. We were over budget approximately \$4,000. For this year's budget, we have increased the areas that were over budget. We were actually did well, as we put \$20,000 in CDs. Our cash assets were approximately the same as when we started. Diane Helser made the motion to approve as presented, Dennis Henderson seconded. Approved unanimously.

Committee Reports:

Landscape: Dennis Henderson stated that the landscaping work was done. Volunteers removed brush; new gravel and plants were added around clubhouse in addition to the steps and handrail. Casa Verde is being kept up by Points West Landscaping. For 2024, we plan to repair the cement slabs that were for shuffleboard and set them up for Cornhole games. We want to refinish the front of the deck by the pool. Discussion of possibly adding cameras in the pool area. Most cameras require internet, so that would need to be added, plus the cost of approximately \$60-\$80 for the service. Doug Davidson suggested we table the discussion until our next meeting.

Spa/Pool: Doug Davidson stated that we still have the maintenance crew coming in to check the pool and spa, but the heaters for both have been turned off in hopes that it will save costs for both January and February.

Architectural Committee: Sue Wilgus reported that there were 10 requests and approvals. New notebooks were prepared last spring with the approved colors and helpful documents.

Communications/Website: Dick Horn has tried to keep the website simple. The front page has a date showing the last changes. The People Page has been updated. The biggest change was the addition of the calendar for scheduling the upcoming events. A request was made for contact information for events that appear on the calendar if it is for everyone in the HOA. Dick Horn will look into that.

Old Business:

Annual Dues Update: Andy Grover reported that Dec. 12, 2023 was the date we voted and approved a \$15.00 or 10% charge if the Annual Dues are not paid by the final due date. February 6, 2024 is the last date to be considered on-time for this year. All but 9 payments for Annual Dues have been received to date. (Last year was over 30 were past due.) We also added two new ways to pay (Zelle was direct transfer from your bank account and Credit Cards, however there is a \$12 charge to use that payment method).

Waste Management Committee: Diane Helser stated that the Waste Management people have been very helpful. Mike mentioned that the trucks are leaking oil. Diane will contact our HOA representative to see if they can have the truck checked.

AED Update: Kristi stated the AED is posted on the wall between the two bathrooms. It's now on a monthly maintenance schedule. There is signage for what to do in an emergency posted around the

clubhouse. At the last board meeting, the Green Valley Fire Department came to give us information about our AED and what the Fire Department does for us. There are usually two training dates per month put on by the Fire Department. They are for CPR, AED, and First Aid training. There is a cost for this training by the Fire Department.

Fire Hydrant Discussion: The fire hydrant in front of Jay Brosky's home has been leaking. It is on the list to be repaired by Community Water. Jay has called twice to get it fixed, and because it still works, it is not high on their priority list and it is still leaking. It's been over two months. After discussion, it was decided that if more residents volunteered to call Community Water to complain, maybe they would make it a higher priority to get it fixed.

Handicap Parking: Currently, we only have the pavement painted. Legally, we need a post and a sign in front of the parking spot. The sign is on order and the area will be updated as soon as it comes in.

Clubhouse Rules Update: Brad stated that we are going to remove the \$55 refundable cleaning fee listed in the CC&Rs. The \$1 charge per non-resident for usage will be voted on to raise to \$2 at the next Board Meeting. We also need to change the wording to scheduling usage through the website rather than through the Social Committee Chair.

Insurance Update: Brad stated that the current insurance plan has not been reviewed in many years. There is only a \$500 deductible. We haven't had a claim in over 30 years. We are currently with State Farm. Brad has been researching options. \$435,000 original value of the clubhouse is now \$650,000. \$28,000 is the estimated value to replace the filters, etc. for the pool. Some of the wording is old and needs to be updated. We have until July, which is when the policy would renew if nothing changed.

Home Sales: There were 8 homes sold in the Viewpoint HOA this past year. For any homes that the owner may not be in the area, the homeowner is still responsible for upkeep to their yard. In instances where there are renters who don't keep up the yard, Brad has had to contact the owner.

New Business:

Counting of Ballots: Ballots are in. Dennis Henderson stated that the 2024 was 59 Yes and 1 No. The budget is approved.

Questions/Comments: People who are walking their dogs are responsible to pick up the dog poop, but there are still those not following that rule. Also, for all pet owners, rabies is becoming a serious problem for here and all the way to the border. People with pets should be aware.

A question was asked about the Dark Skies Meeting held last week. No one from the HOA attended.

Next Board Meeting: Tuesday, February 13, 2024 at 1:00 pm.

Meeting adjourned at 7:10 pm.