

Viewpoint HOA Meeting  
Tuesday, April 9, 2024 – 1:00 PM  
Viewpoint Clubhouse

Board Members in attendance: President Brad Freiheit, Vice President Dennis Henderson, Treasurer Andy Grover, Secretary Diane Helser, Webmaster Dick Horn, and Architectural Committee Chair Sue Wilgus.

Additional HOA members in attendance: Thea Arai, Marina Freiheit, Carol Kronin, Jeannie Greven, and Mike Kolaga.

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

**Secretary's Report:** The minutes of the March 12th meeting are posted on the website. Copies were available at the meeting. A motion was made by Dick Horn to accept the minutes as written. The motion was seconded by Andy Grover. Motion passed.

**Treasurer's Report:** The Treasurer's report was presented by Andy Grover. The checking account balance has changed because we bought two more CD's. Southwest Gas was much lower than last year at this time (\$1,100 vs. \$227). Pool maintenance might look funny, but two invoices came last month. So, it looks like a double payment, but this month has already been paid, so you won't see that bill in the next Treasurer's Report for April. Diane Helser moved to approve as is. Dennis Henderson seconded. Motion passed.

Common Area Management Committee-Landscape: No report.

Spa/Pool: Brad spoke for Doug Davidson who was out of town. We had to fix the motor that runs the pool cover and patched a small hole in the cover. The electronic boards to control the cover were designed in 1994 and are no longer being made. We are forced to use outdated and hard-to-find replacement parts to control the hydraulic closer. The new version uses an electric motor and costs \$6,000 new or \$3,000 used with the same warranty.

Someone noticed the lights weren't working outside. We found out the breaker had been tripped. That was an easy fix. We discussed the necessity of a set of rules for the pool for bad weather, etc. Dick Horn will work on it.

We need to scrape and repaint the deck area under the overhang. April 13th is the date for that work.

Architecture Committee: 1010 Rio Magdalena wanted to repaint his house with the same color. It was approved.

Communications/Website: Dick Horn stated that there are solicitors in our neighborhood and the police will not do anything about it unless you post it on your property. If you post "no soliciting" on your property, you can call the police for trespassing for which they will respond.

**Old Business:**

Annual Dues Update: Andy Grover stated that all dues are paid for our HOA for this year. There is one penalty outstanding.

Purchase of CDs: Andy Grover suggested purchasing one for \$10,000 for 7 months and one for \$10,000 for 11 months from Wells Fargo at 4.75 percent.

Waste Management Update: Brad had two instances where residents were being overcharged. We've explained that those individuals were writing checks and not using the automated system.

Handicap Parking Update: Brad mentioned for Doug Davidson that sign and painting for the handicap spot has been completed.

Insurance Update: We have been using State Farm. The premium has gone up and we added "replacement cost" to the policy. Brad looked at getting competing quotes. He received two bids. One would only cover the building and grounds. The second one also covers the board members. The cost is approximately \$2,000 more than State Farm due to that addition. The board will meet electronically sometime in May to choose the company we want to use.

Fair Housing Policy Update: Brad received the names of five different attorneys. There were three that responded. We found out that one of them we already have a letter of engagement since 2018. There is no cost for the retainer. Michael Shoop also represents other HOAs in the area. We're going to stay with him.

Results of Yard Sale: Ada was not at the meeting, but sent a text stating that we made \$644, plus \$320 left from Ladies Luncheon. Total for the HOA fund was \$964. The plan is to replace the couches in the Clubhouse.

### **New Business:**

Camino Casa Verde Contract: Brad signed a contract with Points West again. The contract is a 3-year contract to come once per week to continually maintain the Camino Casa Verde and common areas. This would be only approximately \$200 more than what we initially paid for the two times for pre-emergent spraying.

Questions from Residents: Mike Kolaga mentioned that he got a 4-page packet from one of our previous HOA presidents (Ann Olson-Scribner) to help address the people buying homes in our HOA, but renting them out. The Board will take a look to see if this would be good for the new homeowners our Welcome Committee visits.

The next Board meeting is October 8, 2024 at 1:00 p.m.

April Potluck: Saturday, April 20th at 4:30. The theme a picnic atmosphere hosted by the Board. The board gets the meat and cooks it on the grill. Sue Wilgus will set up rugs that have been made during the rug hooking for all to view.

Motion to adjourn was made at 1:49 pm.