

October 2024 Viewpoint HOA Board Meeting Minutes

Board Members Present: Doug Davidson, Brad Freiheit, Andy Grover, Denny Henderson, Dick Horn, Kristi Menix and Sue Wilgus.

Other Attendees: Thea Arai, Ada Davidson, Dick Dowd, Kaye Dowd, Marina Freiheit, Erwin Greven, Jeannie Greven, Marva Henderson and Mary Horn,

Notice of the meeting was given on the website and the meeting was called to order at 1:00 pm by President Brad Freiheit.

Kristi Menix made a motion to approve the minutes of the April 9 Board Meeting. The motion was seconded and approved.

Treasurers Report (Andy): Doug Davidson will help Andy update the spreadsheet he uses to monitor and report expenses. Only three houses have transferred ownership so far this year. Expenses are in control. They will increase somewhat as soon as we begin heating the pool in cooler weather. Everyone feels that the patio floor resurfacing done back in April came out very well.

Two certificates of deposit will need to be renewed through our bank this month. We will get the best rate available with a three month to one year term. So far we have made \$1281.72 in CD interest this year. Doug Davidson made a motion to accept the Treasurer's Report, seconded and approved.

Landscape (Denny): There is nothing new to report except the weed status in some homeowner's lawns. We made a light-hearted late-September request via the website and an eBlast for homeowner's to work on weed removal. The board agreed to repeat these two efforts using slightly stronger language that was agreed to by the Board last year. Dick will update the website and send an eBlast the week of October 14.

Spa/Pool Maintenance (Doug): Everything is working well (heaters, filters, etc.) except the pool cover. The cover is open and not moved during the warm Summer weather. As the temps cool we will begin closing the cover. Doug will work on the most practical solution to make the cover functional.

Architectural Committee (Sue): No report. It has been a very quiet Summer.

Communications (Dick): The online electronic calendar is updated through April 2025. Residents have given their support to electronic calendar event scheduling. There will be no Social in October. Dick will update the calendar and put a notice about the Social at the top of the website home page.

Dick reminds all residents to submit pictures and items of interest for the website.

Old Business (reviewed by Brad)

Waste Management is working out well for our trash and recycle removal. There have been very few reported problems. Denny even noticed a truck driver getting out and replacing a bin wheel unsolicited during a run. Just a reminder.....they give no discount for check or cash payment of fees. You must pay with direct electronic debit to receive the discount.

The Board has reviewed several new insurance proposals since the last meeting. The most favorable had a large premium increase versus our current carrier, State Farm. The Board approved staying with State Farm. The new State Farm premium increased \$300 but raised the coverage of the clubhouse from \$400,000 to \$718,000, including \$20,000 replacement coverage for interior items. We are a preferred customer due to having no claims.

New Business

Arizona Law (13-1808) supersedes any HOA bylaw concerning political campaign signs. It states that homeowners can have, during defined campaign periods, signs in their yards totaling no more than nine square feet.

October in Arizona is an active time for rattlesnakes. Be careful when outdoors.

Denny Henderson is stepping down as Viewpoint HOA Vice President. He has done a great job and will be missed. Doug Davidson volunteered to fill in as Vice President until the new Board is formed at the end of the year.

Randy Brunckhorst agreed to be the new Landscape Chairperson.

Marina Freiheit suggested purchasing new chairs for the Clubhouse due to the state of the old ones. The Board thought it was an excellent idea. Sue Wilgus made a motion to form a Committee for replacement of Clubhouse chairs with Marina as Chairperson, seconded and approved. We have several viable options to pay for the chairs.

The next meeting will be November 12 at 1:00 pm, if necessary.

With all business complete, the Board adjourned the meeting at 1:48 pm.

Richard Horn, filling in for Recording Secretary Diane Helser