

Viewpoint HOA Meeting
Tuesday, December 10, 2024 – 1:00 PM
Viewpoint Clubhouse

Board Members in attendance: President Brad Freiheit, Interim Vice President Doug Davidson, Treasurer Andy Grover, Secretary Diane Helser, Architectural Committee Chair Sue Wilgus, and Member at Large Jay Brosky.

Additional HOA members in attendance: Ada Davidson, Marina Freiheit, Thea Arai, and Kent Schallenberger.

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

Secretary's Report: The minutes of the October meeting are posted on the website. Copies were available at the meeting. A motion was made by Kent Schallenberger to accept the minutes as written. The motion was seconded by Doug Davidson. Motion passed.

Treasurer's Report: The Treasurer's report was presented by Andy Grover. We will probably be paying more in taxes this year. He has also been notified that all the utilities will be going up for this coming year. However, Andy suggested that we don't need to raise our dues for the coming year. Yesterday, we consulted with Joseph Lessard (our CPA). He advised that we can audit our financials internally each month, but we need someone else to handle the audit. If we conduct the audit ourselves monthly, he will only charge us \$500 for review of the books at the end of the year. He suggested the Audit Committee be comprised of two board members and two regular members. Kent Schallenberger offered to be on the Audit Committee. Doug Davidson moved to approve as is. Diane Helser seconded. Motion passed.

Common Area Management Committee-Landscape: Nothing to report.

Spa/Pool: Doug Davidson stated that everything is working fine. The pool will close Jan. 6th, but the spa will remain open.

Architecture Committee: Sue met with Kent Schallenberger in October to discuss the raising of their wall, which was approved and completed.

Communications/Website: Dick Horn sent out the email today that we will not hold the Social in December. We need to add Kent Schallenberger to the Architectural Committee and remove Randy's name.

Old Business:

New Clubhouse Chairs Purchased: Brad and Marina went to Big Lots before they closed and purchased replacement chairs for the outside patio at a great discount. Ada Davidson found "like new" restaurant chairs to replace the old metal chairs we have been using for years inside the clubhouse.

New Business:

Purchase of 3 Fans for Outside Patio: We have them purchased and they will be in soon.

Pool Closed: As of January 6th, the pool will be closed for the winter; Spa to remain open.

Architectural Committee Appointment: Kent Shallenberger has been appointed to the Architectural Committee to replace Randy Brunckhorst.

Audit Committee: Kent Schallenberger has volunteered to be on the committee.

Presence of Coyotes: **We are asking all residents not to feed the animals.** There is an Arizona law stating that we are not allowed to feed wildlife, specifically coyotes. It is a problem for people and pets in the area. There is a fine of up to \$300, so do not intentionally feed the wildlife. There is also a possibility of a charge of \$500 for criminal nuisance. Birds and tree squirrels are exempt and can be fed. However, anything other than hummingbirds attract pack rats. So, we're really asking that the only wildlife you feed should be hummingbirds. Additional information can be found on our website.

Block Captains: We have 11 blocks in our neighborhood. We need new block captains. Handing out of packets for the Annual Meeting must be handled before the January 14th meeting.

Member at Large Positions: Currently, Jay Brosky and Kristi Menix are the Members at Large. Jay plans to drop out. Andy Grover nominated Kent Schallenberger to take his place. Sue Wilgus seconded. Motion passed.

The next Board meeting is January 14th, 2025 at 1:00 p.m.

Annual Meeting: Tuesday, January 28th at 6:00 p.m. at the Clubhouse.

Motion to adjourn was made at 1:48 p.m.