

**Casitas del Oro Norte Improvement Association
Draft 1, Board of Directors Meeting Minutes
2021 May 19, 5:00 PM, on GoToMeeting**

- I. Call to Order:** Convened at 5:03 PM. Present: Becky Hennig, Oscar Miranda, Bill Purcell, Judy Fuson, Dino Cameron, Bruce Shore. Absent: Bill Addison, Lee Chesnick.
- II. Current Agenda:** Moved by Bruce/Oscar. Approved.
- III. Guests/Presentations:** None.
- IV. May 21, 2021 Minutes:** Moved by BillP/Bruce. Approved.
- V. Elections/Board Appointments:** None. One vacancy remaining to fill.
- VI. Reports from Current Officers and Committees**

A. Officers

- 1. Treasurer: Becky - (a) CDON has not received finalized Profit-and-Loss statements from Associa for either March or April. Unofficially, revenue and expenses are as predicted (2021 year-end projected balance being only half of what we need for the reserves), but we need the reports, and paid \$400/month for this service. Partial refund would be appropriate. (b) Our liability insurance was not paid on time-- Associa should absorb any penalty or interest charges; we held funds in CDON's "old" Washington Federal account and paid for other late payments. (c) BillP presented receipts totaling \$43.37 for repair expenses on behalf of CDON; Dino presented receipts totaling \$333.01 for CDON repair expenses; moved by Oscar/Becky to reimburse both. (d) Refund/credit from Associa for \$400 charged for February financial services that should have appeared on April financial report still not received [has since been reconciled].
- 2. V.P.: Judy. No news--but see ARC report below.
- 3. Secretary: Bruce. There was no community feedback within 45 days on the announcement of the revised governing documents. They are now fully in effect.
- 4. President: Dino. (a) CDON cannot guarantee accessibility to trash and recycling bins during this summer to be able to change provider, so we renewed Republic for one year; will ensure all bins are accessible in summer 2022 after winter residents arrive this autumn. (b) Pool rules and TownSquare reservations are working smoothly [no longer need for sign-in logbook]. (c) BillP and Jana Looby are doing the two daily pool tests. (c) Dino has a phone meeting coming up with the new VP and CDON is supposed to be assigned a new permanent Community Affairs Manager (CAM)-- Linda was Interim CAM. CDON is very concerned that Associa is not up to speed. The Board unanimously authorized Dino to insist that all finance and ARC actions and documents are fully up to date by May 31, 2021. The Board will review progress at its June meeting.

B. Committees

- 1. Community Liaison & Communications: No new items.
- 2. Social (Kerry Marschke & Darin Mapes): Kerry and Darin are selling their house and moving; Dino will invite volunteers for this position in the next newsletter. Bruce will write a thank-you note for their contributions [completed].
- 3. Architectural and Compliance: Judy twice emailed Associa about follow-up on the February ARC walk-about (Linda, Dino, and Bruce). Judy did not receive a reply and

notices have not gone out from Associa. [update – Judy/Linda performed walkthrough 6/4].

C. Subcommittees and Working Groups

1. Archiving CDON documents – on-going
2. Governing Documents: Latest revisions now in effect [and posted on both CDON websites].

VII. Continuing Business

- A. Review community feedback (of any) for updated HOA Governing Docs: None.
- B. Monthly review/approve 2021 Annual Budget Plan--delayed to June.
- C. Quarterly review/approve 2021 Reserve Study—due in June.
- D. Pool/Spa conditional and incremental reopening. Step 1 operating smoothly. [no longer need for sign-in logbook].
- E. Road Reseal project: Due every 4-5 years; next cycle 2022 or 2023.
- F. Recreation Area Repurpose/Reutilize. (a) Moved by BillP/Judy to take the first step in repurposing this space: Remove fence and save the poles and an east-west length of fencing plus the door section, keep existing fence on 3 sides near basketball net preserving a surface wide enough for pickleball in the future, separate the north side with railway ties, cover the rest of the entire area with fresh gravel. Pioneer can provide the gravel, our grounds keepers can spread it. Estimated cost \$15,000, which is within the reserve available. This solves the immediate problem of the eyesore. (b) The community will meet in the fall to share ideas about how to further enhance the area, costs, and how to pay for it. The financial part of this discussion needs to be planned between now and then, and coordinated with the general budgetary and reserve needs (options include one-time lump-sum assessment, one-time annual rate adjustment above 5%, sustained 5% increases until shortfall is recovered, or combinations of 2 or all 3).
- G. HOA waste/recycle day--postponed until it is safe, may use dumpster strategy: Republic willing to discuss it if and when back under contract.

VIII. New Business

- A. BoD review/approvals (i.e., home sales/rentals): (a) Lot #64; fully compliant. Moved by BillP/Oscar; approved. (b) Lot #32; fully compliant. Moved by Judy/Becky; approved.
- B. BillP suggested that we replace the pool lounge chairs. Slotted wooden ones that do not require cushions are available at Costco for about \$100+ each. Their life should be about 3 years. Moved by Bruce/Oscar that BillP be authorized to purchase 6 of these and claim a refund; approved.

IX. Next Meeting (normally third Wednesday of month at 5 PM): June 16 on GoToMeeting.

X. Action Items:

Associa

- Credit \$400 from CDON February bill [reconciled].
- Follow up ARC compliance notices with Judy [walkthrough performed 6/4]
- Follow up March and April financial reports with Becky and set up regular routine including report of units overdue and showing which are paid in advance (for year)
- Refund CDON for any penalties on late insurance or other payments [not needed]
- Introduce new CAM [after hiring/training]
- Completely catch up by May 31

Bruce

- Write thank-you email to Darin and Kerry [completed]

Becky

- Authorize Associa to reimburse Bill P for \$43.37 and Dino for \$333.01

Dino

- Follow up with ADOT re Oracle sound barrier, using Governor's Office case number
- Discuss special pick-up with Republic (annual recycling pickup of paints, electronics, large items)--Linda had some ideas, too.
- Items to include in next meeting (June) agenda:
 - Schedule a Special BoD Meeting to discuss Recreation Area template.
 - Content of the reserve study, other future considerations
 - Further discussion of fully funding reserves, communications and budget strategy
 - Follow-up on Pool incremental re-opening, legal feedback, procedures as needed

XI. Adjournment: 5:59 pm

Appendix
CDON Board Membership (Directors) as of 2021 05 21

Names and Offices (Total Lots at CDON HOA = 74)	Term	Began	Contact	Lot
Bill Addison	2021-2024	2021	520-349-2687	18
Rebecca "Becky" Hennig (Treasurer)	2021-2024	2015	520-419-7305	4
Dean "Dino" Cameron (President)	2021-2024	2012	520-219-5071	45
Lee Chesnick	2020-2023	2021	573-450-3505	26
William "Bill" Purcell	2020-2023	2021	503-348-0877	17
Bruce Shore (Secretary)	2020-2023	2012	520-468-5507	47
Judy Fuson (Vice-President)	2019-2022	2018	520-247-0754	10
Oscar Miranda	2019-2022	2020	520-906-7834	42
vacant position	2019-2022			
Committee Chairs, etc. Need not be Directors				
Judy Fuson (ARC Chair)	2020-2021	2020	520-247-0754	10
?? (Social Events)				
?? (Infrastructure)				
?? (Associa Manager) ex Linda Parker 520-870-7622	-----	-----		-----