

## Country Club Vistas II

### Board Meeting

President Delores Kropf called the meeting to order at 11:02 a.m. on 03/18/2021.

In Attendance: Board: TC Carr, Jenny Hensley, Delores Kropf, Nancy Steele, Leonard Whitecotton and Deborah Whitecotton. (Absent: Don Wallenfang). Members in attendance identified: Keith and Karen Peglar, Theresa Gorley, Sandy Zaccagnino, Debbie Kasper, Judy Lugers, Helen Russo, Adele Degnan.

#### Old Business:

- 1. Treasurer's Report: Leonard Whitecotton.** End of February 2021, \$11,538 in Checking; \$11,983 in Savings; Total of \$23,521. We have four members who have not yet paid their 2021 dues. Expenses: did not provide details. We have an insurance bill due and a storage bill that is due. Steele will provide financial report draft from 2019 to Leonard and Delores. Report read and approved.
- 2. Secretary's Report:** Minutes from the January meeting (no Board meeting in February) were read and approved.
- 3. Environmental Report:** Deborah Whitecotton. -- Reminder that road construction begins next week and we need to refrain from parking on streets during this time, be courteous to the workers, please. Reminder that we need to maintain our yards free of weeds. She doesn't want to send out letters to remind us to do so. Talked about environmental options (75% vinegar solution); use spectracide sprayer (available from Home Depot) to kill weeds, most effective when they first pop out. If you wait until they grow you also have to pull the weeds, can't leave dead weeds in the yard. If you need assistance, please call Deborah to work with you on it. Dog Owners: If you are leaving dogs outside who bark incessantly it is inconsiderate, keep dogs on short leash to control them, carry poop bags and pick up your dog's waste. Helen Russo asked what we to do if cats are roaming the neighborhood. Don't we have a rule about keeping pets under your control? Deborah asked her to send her the owner name and address so Deborah can send a letter. Debbie Kasper asked about a neighbor who has a habitual barking dog problem, I would appreciate POA sending a letter, she asked Pima County Animal Control but they suggested the POA try to deal with it first. Deborah asked Debbie to send her the name and address so Deborah can deal with it. Karen Peglar indicated that she sent a letter complaining about the dog Debbie Kasper was referring to. Report read and approved.
- 4. Architectural Report:** Don Wallenfang -- absent and no report was submitted. TC indicated that Karen Peglar sent a letter indicating a neighbor raised their wall above six feet and was wondering if the Architectural Committee had approved it. Adele asked if she needed approval to add an Arizona room. She was told to contact Don Wallenfang for approval.
- 5. President's Report:** Delores Knopf -- The CCR Revision Committee is meeting twice monthly to work through these. Thank Jenny Hensley for preparing the newsletter, it was done in a very short time and was excellent. Nancy Steele indicated we need to discuss

whether we want to print these in future as color copies and mailing are expensive. Emailing them are quick and easy. Karen Peglar asked if we could include new members in the newsletter. Nancy Steele indicated that no new members have closed purchases in 2021, but several are expected to by the end of March 2021. Nancy will share this information with Jenny when they closed. Election Results determined by mail-in ballots -- Delores Knopf, President; Jenny Hensley, Vice President/Newsletter Editor; Nancy Steele, Secretary; Leonard Whitecotton, Treasurer; Deborah Whitecotton, Environmental; Don Wallenfang, Architectural. Adele asked about the padlock on the gate that goes to the wash at Casa Paloma II is now being locked. Keith Peglar indicated that a homeowner built a wall and put in the gate about three years ago. At the time it was approved by the Board at that time, it was indicated that the alley was not owned by the County. It's private property and public has no right to access. As there was not a quorum at the Annual Member meeting on January 21, 2021, there was only a Board Meeting. Report reviewed and approved.

### **New Business:**

1. When is a good deadline for submissions to Jenny Hensley for the newsletter -- two weeks before the next meeting, so the first Thursday of each month. Newsletters will be sent only via email for the time being due to cost and time involved.
2. Board Meetings will be held every other month, with possible adjournment during the Summer.
3. Will there be a community-wide garage sale in the future? The social committee has been discussing this but hasn't finalized anything on this yet. We should delay until road work resurfacing is completed.

Next board meeting set for Thursday, May 20, 2021, 11:00 a.m.

Delores adjourned the meeting at 12:13 p.m.

Signed: Nancy A. Steele, Secretary