

## Country Club Vistas II

President Delores Kropf called the meeting to order at 11:04 am on 10/21/2021.

In Attendance: Board: TC Carr, Jennifer Hensley, Delores Kropf, Nancy Steele, Don Wallenfang, Leonard Whitecotton and Deborah Whitecotton. Members in attendance identified: Martha Crowell, Theresa Gorley, Wayne Allen, and Judy Lugers.

### Old Business:

1. **Secretary's Report: (Nancy Steele)** Minutes from the July Board meeting were read and approved.
2. **Treasurer's Report: (Leonard Whitecotton)** Checking \$9289.62, Savings \$11,964.35, Total \$21,275.97. Resale Transfer Fees YTD: \$1300. Interest Earned \$1.29 YTD. Expenses YTD: \$4,363.65. More details in the attached report. Report read and approved.
3. **Architectural Report:** Five items submitted: New home constructed, patio cover, two houses painted, screen covering. All approved. Report read and approved.
4. **Environmental Report: (Deborah Whitecotton)** 4 members were parked on rocks, they were contacted and they are no longer doing that. Reminded that RVs can only be parked in the driveway for up to 3 days. Rains caused a lot of weeds, particularly issues with snowbirds who are not here in the summer. They were reminded they need to maintain their property even though they're out of town. Three complaints about dogs barking, I contacted them and hoped it had been resolved. Questions about wash behind Recortado to get Pima County to take care of overgrowth back there. Delores will talk about alleys and responses from GVC regarding helping take care of those. Report read and approved.
5. **Webmaster's Report: (TC Carr)** Jenny will work with TC on the website. Report read and approved.
6. **Vice-President's Report: (Jennifer Hensley)** I ordered a Community Wide Garage Sale sign that was placed up front of development. Worked with Helen Russo to promote Good Neighbor Day in September. Making a point to visit people and new neighbors. Nancy asked about another newsletter. Jenny indicated that another issue will be sent following this Board meeting. Judy asked if POA submits names to GV Directory. Nancy agreed to send directions on adding new members' names to GV Directory in the new member packet. Report read and approved.
7. **President's Report: (Delores Kropf)** We are looking for December holiday decorations for the front entrance. The decorations we did have were in bad shape and have been discarded. Please contact the Social Committee if you are willing to donate decorations. (We are no longer calling it Christmas to be more inclusive to other religions and customs.) Nancy suggested adding a call for decorations in the newsletter. We need volunteers to keep the front entrance weeded. There is rock debris coming from the alleys covering the sidewalks. I talked to the County Supervisor who has a local representative several times and he sent a mandate memorandum about alleys. Half of

the alley is the responsibility of the adjacent property owner. Same for clearing rocks coming out of alley onto adjacent sidewalks. The County is responsible for maintaining the alley (grading, holes, etc.). The County will put you on a work request. We are trying to find a better way of requesting the work. If your alley has serious issues, take a picture, write what the problem is and give it to Delores Kropf or Deborah Whitecotton and we will apply for the County to take care of it, working in partnership with GVC. TC mentioned lack of curb cuts along waterways. Along the freeway, there's an alley on the POA's side. The person who lives in front of that alley is responsible for that alley. Unfortunately, the ditch and dead plants that run along and over the fence, so requested that it be cleaned up as it is a fire and a health hazard. The last report indicates the Arizona DOT has said they will take care of the area on the other side of the fence and clean it up. Due to the heavy monsoon season, the dirt from alleys has washed on the roads. When we complained about that, the County indicated that their responsibility was to sweep. They swept big piles of sand and flattened it and spread it around. TC reported County scooped it where it was really thick. Helen asked how we handle cacti that are encroaching on sidewalks, etc. Deborah said that she addresses these issues as they come up and requested owners to take things off of parking strips. Long standing palm trees we have not requested they remove them. Wildflowers spread everywhere, so they should not be planted in our POA. The CCR Committee typically meets twice monthly, we are almost done. When we are done, we will have a session to discuss proposed changes. Where we meet will depend on CDC recommendations to stay healthy. As a community of 55+ we are at higher risk, which is the reason we are still on ZOOM. Report read and approved.

8. **Electricity in Front:** Before we accepted using solar and running cords to nearby houses. The house has since been sold, and the County said we should no longer do that. Electricity is up for discussion again. Jenny made a motion to reinstall electricity at the front. Martha said it would cost \$100 to reinstall it and about \$600 a year. This would equate to about \$2.50/year/resident. Deborah seconded the motion. Motion passed. Martha will take care of this and report back to Delores.
9. **Social Committee:** (Theresa Gorley) The Community Garage/Yard Sale is this weekend, 7 to noon on Friday and Saturday. We are considering having a holiday decorating competition. A winner will be determined by the committee and a small prize will be awarded. Questions? Contact Theresa or Deborah Wallenfang.

#### **New Business:**

1. Once we have a budget prepared for 2022, we will discuss whether we will need a member dues increase. Details should be available at the November meeting as invoices need to be sent no later than December 1.

#### **Questions:**

1. Will the Annual Meeting be held on ZOOM? Yes, we are also looking at other options to make the meeting more accessible. We won't meet in person until we know it will be safe to be around a bunch of people. 10% of members (or 26) are needed to reach a quorum for Annual Meeting.

2. Helen spent two hours at GVC before this Board Meeting. She takes what she does as a GVC representative very seriously. She needs a serious commitment to share with our POA Members and she needs assistance to share and communicate with the members. There has been information available on wildfire risk, flood and weed issues. POAs are responsible to do annual inspection of alleyways, washes, etc., indicating that it was our responsibility to maintain them. She will share this information with Don Wallenfang. We need to share with residents why we need to remove the weeds -- some are toxic.

Next board meeting is set for Thursday, November 18, 2021, 11:00 a.m.

Delores adjourned the meeting at 12:35 p.m.

Signed: Nancy A. Steele, Secretary