

## Country Club Vistas II

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

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, Deb Wallenfang, Helen Russo, Rita Kurrus.

### Old Business:

1. **Secretary's Report: (Nancy Steele)** Minutes from the October Board meeting were read and approved.
2. **Treasurer's Report: (Leonard Whitecotton).** Total in Bank Accounts: \$21,141.97. Resale Transfer Fees YTD: \$1400. YTD Interest: \$1.38. Complete Report Attached. Expenses YTD: \$4231.54. Proposed Budget for 2022 (Also attached): Nancy Steele recommended removing Front Entrance Lights item as this is being expensed in 2021.  
  
T.C. Carr proposed amending budget to keep dues at \$30.00. Jennifer Hensley, seconded it. Amendment to budget passed.  
  
T.C. Carr proposed accepting the budget as amended. Jennifer Hensley, seconded it. Amended budget accepted.
3. **Architectural Report: (Don Wallenfang).** Someone wants to pore a pad and put a roof over it. The request was approved. Report read and approved.
4. **Environmental Report: (Deborah Whitecotton).** There were a couple of overhanging bushes and those things have been taken care of. Most of the weeds are gone now. Everything is looking good. Report read and approved.
5. **Webmaster's Report: (TC Carr).** I've procrastinated and haven't yet put minutes up on the CCV2 website. Nancy Steele recommended starting with uploading 2021 minutes that she sent to T.C. yesterday. Report read and approved.
6. **Vice-President's Report: (Jennifer Hensley).** I'm still working on the newsletter and hope to have it resolved soon. Report read and approved.
7. **President's Report: (Delores Kropf).** The Social Committee will discuss the Holiday decorations and contest.

CCV1 has had a problem with realtors trying to sell houses in the 55+ communities to those under 55, and they would like us to put on the right hand bottom of the entrance that says CCV2 a sign that says, "Community 55 years and over." CCV1 would take care of it, if we split the cost (\$118, our share), to have it printed and installed. Delores responded that she would share it with the Board and get back to them.

We've had a few people upset that we're not meeting in person. I have tried to explain that while COVID is surging in Arizona, we will stay with ZOOM.

I also have people demanding information that they have no right to (people's personal medical information, or personal contact information). I have told them they have to put

their requests by mail so we have a record of what they want and we have documentation on what is said or not said, which is in compliance with our CCR's.

We are still gathering information on the electricity in the front entrance. As it will take more time than one month just to get a county person out here to inspect it, we are going to use Solar and see how that works. Report read and approved.

8. **Electricity in Front: (T.C. Carr)** When the street lights come on, the lights go off, which is a known problem with solar lights, they think that street lights are the sun. Remote solar panels can be moved so this doesn't occur. Cost is minimal. T.C. will work with the Social Committee on this.

9. **Social Committee: (Deb Wallenfang).** Lucy Ellsmore, Theresa Gorley, Jenny Hensley and I met and asked Nancy to send out an email announcing Decorating Content to members. It was sent. The Block Captains will do the judging. We are going to purchase prizes (a picture of their decorated home on a mug). Solar lights were purchased and are now charging. We are considering having monthly celebrations, once COVID isn't such an issue restricting social contact. Report read and approved.

10. **By-Laws Committee: (Delores Kropf).** We are getting an estimate from a lawyer for legal review of proposed changes to the ByLaws and CCRs. Once we have that, we will move forward with sharing with the Board, and then the members.

#### **New Business:**

1. **Minor living permanently (in violation as defined in our Bylaws Section 3.1.2)**  
Nancy Steele advised that it has been reported in the Nextdoor App and in email and conversations to the Secretary that an owner is violating our bylaws by housing a permanent resident who is a minor (under 18 years of age). Delores indicated that she gave permission to the resident to permanently house this individual until they could get their personal housing situation resolved. Steele advised that the President does not have the authority to approve a violation of our ByLaws. The violation places our POA in violation of Federal Housing and Urban Development (HUD) Laws, and could potentially place our Over 55+ Community in jeopardy. A great deal of discussion followed. Delores agreed to seek legal advice and get back to the Board to relay the information.
2. In 2022 a Storage Reorganization Committee will work together to reorganize and destroy unneeded items that are not required to be maintained. State and Federal retention guidelines will be reviewed. Nancy Steele and Jennifer Hensley to help.
3. Next meeting we will discuss CCV1's request to put up 55+ signs at our entrance.

#### **Questions/Comments:**

1. Helen Russo just returned from the GVC meeting. She will forward to Delores a summary for review for her approval to forward to members. Delores has asked Helen to obtain a list from GVC as to the pros and cons of belonging to GVC (Green Valley Council). Jenny reported participating with other members in the Mitzvah Day. It was fun and I enjoyed a lunch afterwards provided by GVC. Nancy Steele recommended that Helen be allowed to submit summaries directly to the Secretary for release to members,

with copy to President, without needing President's approval, to allow speedy delivery to members. Cost to belong to GVC is about \$1/month/resident.

2. Helen Russo The person who lives next door did a fabulous job cleaning the lot, but they didn't touch the overhanging branches. She asked that another letter be sent that their trees should not be encroaching on other people's properties. Delores advised Helen that whatever is on the property owner's side must be removed by the property owner.

Next board meeting is set for Thursday, January 20, 2022, (following Annual Member Meeting which will be held at 11:00 a.m.

Delores adjourned the meeting at 12:43 p.m.

Signed: Nancy A. Steele, Secretary