

## Country Club Vistas II

President Jenny Hensley called the meeting to order at 9:30 a.m. on 11/16/2022.

In Attendance: Alyce Magill, Jenny Hensley, T.C. Carr, Martha Crowell and Nancy Steele.  
Absent: Michael Simpson; Don Wallenfang. Members in attendance: Wayne Allen; Helen Russo; Don & Kathleen Fordney; Anita Larson; David Hershey; Gary Rexine, Dave & Helen Reynolds; Peggy Drake, Thomas Steele, Bill & MaryAnn Baitinger, Teri Baranowski.

**Approval of Minutes:** No changes or amendments made. Approved unanimously.

### Officer's Reports:

**President: Jenny Hensley.** (See attached). Nancy Steele moved that the President's report be accepted, Alyce McGill seconded. Approved unanimously.

**Treasurer: Martha Crowell.** No report.

**Secretary: Nancy Steele:** reported on Escrow Closings YTD. TC Carr moved to accept the report. Martha Crowell seconded. Approved unanimously.

### Standing Committee Reports

**Architecture Report: Don Wallenfang is absent.** Report attached. Alyce Magill moved that the Architecture report be accepted, Martha Crowell seconded. Approved unanimously.

**Environmental Report: Mike Simpson** is absent. No report.

### Old Business:

**Committee to Review Violations of CC&Rs. (Refer to other HOA policy samples provided).** Jenny shared policies from other HOA and asked Board to review and make suggestions for CCV2 to follow.

**Wildfire Avoidance Program.** Jenny will forward report to Board and T.C. will upload to website.

**Nomination Committee Report. Martha Crowell.** Ballots were mailed yesterday (November 15) and she is processing them at Green Valley station. Ballots are to be dropped off or mailed to Martha Crowell, or bring to Annual Meeting.

### New Business:

**2023 Dues Notice.** Martha will mail on December 1 to residents at their mailing address of record. There was no increase to dues this year, per the budget that was approved at the October meeting.

**Volunteers for Election of new board members:** Helen, Allen, Lucy and Deborah Whitecotton will open and record ballots at meeting.

**Asking SAV or Fire Department to present at future meeting:** Jenny will ask them present at our Annual Meeting.

**Propose putting Architectural Committee Change forms on website.** Board will review and provide changes to Nancy. Nancy will put in pdf form and submit to T.C. to upload to CCV2 website. T.C. will develop an online form so residents have option to print hard copy or submit online form.

**Explore collecting emergency contacts of residents for SAV.** Explore using Envelope for Life to indicate emergency contacts.

**Holiday Banner at Entrance** Nancy Steele moved that we spend up to \$200 for a holiday banner. Helen Reynolds will submit design to Jenny for approval and will purchase and submit reimbursement.

**Decorating Contest.** Nancy will send an email to ask for volunteers for contest.

Martha moved that we adjourn the meeting. T.C. Carr seconded.

Jenny adjourned the meeting at 10:30 a.m.

Annual Meeting of Members will be on Wednesday, January 18 at 10:30 a.m.

Board Meeting will be held within 10 days following the Annual Meeting.

## **MEMBERS QUESTIONS/CONCERNS**

Helen Russo indicated that there are churches that will do an Estate Sales and take a percentage of the sales. Also suggests we add what constitutes a need to request Architectural Approval on website with new forms.

Unidentified Member: Walking dogs on retractable leashes. Jenny will put reminder on Facebook page.

Gary shared that coyotes are still running through our neighborhood. Jenny will put reminder on Facebook page.