

SVM Association Board of Directors Scheduled Meeting Minutes

December 17th 2019 – 5:00 – 9:00PM

Agenda: Call to Order – Chair & Commentary - acting president R. Minchella - 5:01pm
Roll Call - Secretary - All four board members present - quorum confirmed
Pledge of Allegiance
Board approval of Agenda /Comments
++ - Molera - move to add item to top of agenda
++ - Add Tim Clemit to road committee
++ - Molera move to approve agenda 2nd Rankin & approved unanimous

Seven members in attendance, at SunCityWest Foundation Quail room

Chair Commentary: Mr. James Smith submitted a request to examine association documents, December 11, 2019. Board to review and proceed per AZ statute 33-1805 and provide documents? Chair requested that Chair's commentary be posted on the Association website and if the board members agreed to have Ron Minchella & Rick Molera present when associations documents are examined; Board members Molera, Sosa & Rankin agreed with no objections.

New Business:

Added Agenda Item

Motion: Molera - move to include Tim Clemit on the road committee
2nd Rankin - **approved** unanimous

1. Approve Meeting Minutes from the August 31, Nov 11th and Nov 25th 2019 Meetings.

Motion: Sosa - move to approve the Meeting Minutes for August 31, 2019 as written.
2nd Rankin - **approved** unanimous

++ Nov 11th & 25th minutes are still pending

2. Nominate and approve volunteer member to fill empty board seat.
Two volunteer applications submitted by members in good standing
++ Mike Guertin & Trish Oldham

Motion Molera - move to appoint Mike Guertin to fill the board vacancy for the unexpired term of office until 2021, created from the Nov. 11, 2019 Special Meeting called by the membership.
2nd Sosa - 2 yea - Sosa & Molera, 1 nay - Rankin, 1 abstention - Minchella
motion not passed

3. Treasurer's Report - Sosa reviewed November 30, 2019 SVM Association general ledger & balance sheet information

Motion: Sosa - move to approve the Board of Directors open a new savings account in the amount of \$80,000.00 to ensure the Association's revenues do not exceed the Federal Deposit Insurance Corporation [FDIC] requirements & we are **fully** insured!
2nd Molera - **approved** unanimous

4. Board discussion / approval of 2020 Annual Assessment to be set @ **\$70.00 per 2.5 acres**, a reduction of **\$23.40** from our current annual assessment amount of **\$93.40**, & approve the annual assessment as the **designated** budget item for road maintenance.

Motion: Molera - move to approve the 2020 Annual Assessment of **\$70.00 per 2.5 acres** and set it as a designated budget item, dedicated for our road maintenance and/or repairs budget expense cost(s).
2nd Sosa - **approved** unanimous

5. Board to review & determine approval of 2020 Budget; if approved - post onto our website.
Sosa - provided summary 2020 budget item sheet for meeting review - on our website under "fiscal" tab - and answered general questions from board & audience to everyone's satisfaction.

Motion: Molera - move to approve the 2020 budget as presented for those Operations and Reserve expenditures and post the 2020 budget on the Associations web site.
2nd Rankin - **approved** unanimous

6. 2019 Year-end bonuses - \$1,000.00 for **Ted Chittenden** and a \$250.00 for Roxanne Everett.

Motion: Sosa - move to approve the 2019 Year-end bonuses of \$1,000.00 for Ted Chittenden and a \$250.00 Year-end bonus for Roxanne Everett.
2nd Rankin - **approved** unanimous

7. 2020 Tentative Road grading schedule, (Monsoon damage, or road conditions)

Motion: Molera - move to approve the Tentative Road grading schedule as follows:
____JAN____,____MAY____,____SEP____,____DEC____ and post
on the proposed schedule on the web site
2nd Sosa - **approved** unanimous

8. Board to discuss Water billings for two members

Member A. requested refund/adjustment due to high water usage bill - M. Rankin confirmed, with Ted C. (present at the meeting), that the meter was checked and validated, multiple times, to be in good working order - with zero leaks present on association's side of the meter. No motion made for any/all refund/adjustment, as requested by association member.

Member B. requested refund of monthly charges because water usage had been discontinued and request made in 2016 to discontinue monthly billing to Colby Management which was not then properly communicated to our association - R. Minchella confirmed, with Ted C. (present at the meeting), that there was no water usage, as per meter readings, to date.

Motion: Molera - move to Approve the total of \$ _1273.86 as identified in Agenda Item #2 and authorize Colby Mgt. to reimburse the amount.
2nd Sosa - **approved** - 3 yea & 1 nay - Molera

Therefore, after informing the SVM Board of Directors of counsel's advice, Ron Minchella has authorized Colby Management to issue member a check in the amount of \$1,273.86. Each of the members monthly payments were deposited in the SVM operating account at Mutual of Omaha Bank and the compounded interest at .05% per month (APR=0.6%) for 43 months is \$13.96. Thus, the reimbursement check is based on \$1,259.90 + \$13.96 = \$1,273.86.

9. Board review and or approval of the 2020 Candidate Election – NOTICE & Election Ballot.
NOTE: Original date of March 19th a THURSDAY is being rescheduled to a SATURDAY
March 14th, 2020 Saturday - 9:00AM - SCW Foundation Grand Canyon room

Motion: Molera - move to approve the 2020 Candidates Election request, Notice and Election Ballot as written.
2nd Sosa - **approved** unanimous

SVM Request for BIOs to run for the board of director TWO open slots-**Deadline =FEB 3rd,2020**
++ Member may submit BIO before and/or on the deadline date
-- via U.S. Mail to COLBY MANAGEMENT - PREFERRED method
-- via BOD@SAGUAROVIEV.ORG email address
-- HAND DELIVERED to COLBY MANAGEMENT
++ Member is responsible for following up to ensure BIO successfully received!

SVM Request to Colby Management to mail out ballot to members - **Deadline = FEB 7th, 2020**

SVM Request to members to return ballot to Colby Management - **Deadline = MAR 3rd, 2020**

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10. Discussion to research setting up workman's comp for Ted & Roxanne, and cost to the association.

Motion: Molera - move to approve myself, to conduct research pertaining to Workmen's Compensation for Ted Chittenden & Roxanne Everett and provide the information to the board for their review and consideration.
2nd Rankin - **approved** unanimous

Adjourn Rankin 2nd Sosa at approximately 6:51PM - approved unanimous

Meeting Minutes submitted by Rick Molera - Secretary

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