

SAGUARO VIEW MANAGEMENT, INC
Board of Directors Scheduled Meeting Minutes

Saturday, November 13, 2021
9:00 AM – Sun City West Foundation – Grand Canyon Room

The meeting was called to order at 9:00 a.m.

Rick led us in the Pledge of Allegiance

- Motion to accept draft agenda was made by Trish and seconded by Newilda, all approved, motion passed. A quorum was confirmed, in attendance was Rick Molera, Mary Greenawalt, Trish Oldham, Jack Harper and Newilda Sosa. There were 5 members in attendance.
- Trish made a motion to approve the draft August 14, 2021 meeting minutes, Mary seconded, all approved, motion passed.
- **General Housekeeping Tasks:**
 - a. the board member email addresses have been removed from the website due to an influx of SPAM emails to board members. Also, the financials will be put under the secure tab with a note: Available upon request.
 - b. Rick acknowledged Mary is doing a great job handling the delinquencies and Mary said most people have been very receptive. She is finding that some members don't realize there is a different account number for their water bill and the annual dues so when they pay their dues Colby has been applying it to their water bill. People then see a credit on their water bill and don't realize the dues have been mis-applied.
 - c. The Business License for 2022 has been posted at the wellsite and the biannual standpipe flushing and the road grading was completed in October.
 - d. Jack has been handling the Architectural reviews to ensure members are adhering to our governing documents.
 - e. Trish and Mary have written up a welcome letter, Trish will contact Becky at Colby Management to see if it would be possible for them to send out the welcome letter to new members.
- **New Business:** A member asked if the board could do something about a very bright light shining towards his house from a nearby neighbor's house. Rick said as the board has no enforcement authority, he was unsure of what the board could do and suggested calling code enforcement. The member said that had been done but apparently the city has changed their rules concerning light emission so they would not do anything. Rick then asked that the issue be added to the February meeting agenda and it will be discussed again.
- **Treasurer's Report:** Jack gave the treasure's report, there was a discussion on 2022 budget and the possibility of filing liens on severely delinquent and unresponsive accounts.
- **Sept meeting with Colby Management:** Rick and Trish met with Trish Greenlief and verified all of the required yearly tasks are on track or have been completed. We will send an email to Trish

Greenlief asking that she include notification when the State sales taxes have been paid for our records.

- **Discuss and review updated SVM Assoc. Procedural Handbook:** Handbooks were given to all board members.
- **Discuss member request to complete road maintenance on 156th Ave.:** Michele Murphy read a letter to the board denying the necessity of grading this dead-end road and other perceived problems with roads and procedures within the association. After discussion, Rick stated he will schedule a meeting with the city to discuss the roads and the mis-information they are giving to some of our members.
- **End of Year 2021 and start of year 2022 tasks:**
 - a. address annual bonuses for water operator and meter reader – Trish made a motion to give a \$2000.00 bonus to Ted and a \$200.00 bonus to Roxanne, Jack seconded, all approved, motion passed.
 - b. Address annual raises for our water operator and meter reader – As discussed concerning the 2022 budget which showed a 10% increase across the board, Ted and Roxanne will be receiving a 10% increase as none has been given in the last 3 years.
 - c. Finalize & approve 2022 SVM business operational budget – Newilda made a motion to approve the 2022 budget, Mary seconded and all approved. Motion passed.
 - d. Review 2022 Board Election- There will be Two (2) Open Seats for 2022- instructions and time lines are on the website under the calendar tab.
- **Update members on lawsuit:** The board has been advised to not discuss any further activity on the current lawsuit.

A Motion to conduct a special member vote to set the Maximum Assessment Value was made by Trish and seconded by Mary, all approved, Motion passed. A letter will be sent out next week and the ballot will go out in Mid-December. The meeting for this action has been set for January 22, 2022 at the SCW Foundation in the Quail room.
- **Motion to change Law Firms:** Rick made a motion to replace attorney Chandler Travis with the law firm of Carpenter Hazelwood, Mary seconded, discussion was had that Carpenter Hazelwood is a better fit for us and can also handle delinquencies when needed. Jack called for the question, all approved, motion passed.
- **Discuss and review approved ADEQ 2020 SVM Water System Consumer Confidence Report:** We are 100% in compliance - CCR report located on website under WATER tab
- **Finalize 2022 well-site yard Preparation plan:** Rick will coordinate with Ted to find someone to haul away the two old tanks so the well-site yard to be cleaned up and prepared for a larger replacement tank in 2022. We will then seek bids for the replacement tank in 2023. Rick will talk to Ted and Joe Fiano in preparation of next year's compliance.
- **Motion to adjourn:** Trish made a motion to adjourn the meeting and Nell seconded. All approved. The meeting was adjourned at 10:55a.m.

Respectfully submitted by Trish Oldham, Secretary