

APPROVED July 20, 2019
SAGUARO VIEW MANAGEMENT, INC.
Board of Directors Scheduled Meeting Minutes

Saturday, June 01, 2019
08:30 AM - Sun City West Foundation - Quail Room - **NEW Location**

SVM scheduled meeting held by sitting Board of Directors (Jim Smith, Newilda Sosa, Martin Rankin, Ron Minchella, Rick Molera) was, primarily, to propose and create an ad hoc committee structure, to help organize & spread the work to small groups of individuals; with expertise in areas of concern. To be chaired by Association Director(s), with no more than three members per committee - As outlined in previously mailed President's Corner letter, sent to all members.

In addition, to address & review outstanding Association agenda items. Propose motion(s) for action, after Board deliberation, with Member input. Culminating with a Board vote to either approve or decline seconded motion.

Meeting called to order by President Smith at 08:30am

Twelve Association members were in attendance - Thank You!

Secretary Molera completed roll & quorum call - All Directors present, quorum confirmed.

President's opening comments & review of SVM regular board meeting protocol procedure

Motion #1: Move to adopt Meeting Protocol & Conduct as presented herewith & in our U.S. mail notification, sent to membership, for scheduled JUNE 1, 2019 meeting
Motion-Smith, 2nd-Molera & Passed-Unanimous

Address unapproved 11/17/2018 & 04/30/2019 Board meeting minutes, received from previous Board member Mark Greenwalt on May 14, 2019.

Motion #2: Move that the 11/17/2018 meeting minutes be approved as received, without resolution.

Motion-Smith, 2nd-Minchella & Passed-Unanimous

Motion #3: Move that the 04/30/2019 meeting minutes be approved as received, without resolution.

Motion-Smith, 2nd-Minchella & Passed-Unanimous

Review and approve - 04/30/2019 scheduled meeting minutes, facilitated by the new Board.

Motion #4: Move that the Board approve Mr. Minchella's meeting minutes of 04/30/2019 Organizational meeting of the newly established SVM Board

Motion-Smith, 2nd-Molera & Passed-Unanimous

Treasurer Sosa's report read, reviewed and discussed.

Motion #5: Move the Board approve, as read, Newilda's Treasurer report
Motion-Molera, 2nd-Rankin & Passed-Unanimous

Delinquent water & assessment report update provided by President Smith - Coordinating collection efforts with Colby Management Company, legal counsel & board of directors.

Unfinished Business - NONE forwarded and/or pending.

New Business.

Board agreed to conduct ALL future Member communication via U.S. Mail & our HOA Website.

Motion #6: Move the Board approve removal of billboard at 163rd Ave & Peakview Dr. -
Motion-Smith, 2nd-Sosa & Passed-Unanimous

Approval of contract renewal with Colby Management, Inc. - SVM Management Co.

Motion #7: Move the Board accept the contract from Colby Management, Inc. including discussed amendments:
+ Addition of \$400 BUYER PAID transfer & disclosure fee
+ Auto-Renewal agreement - Yearly basis
+ Contract DATE determined when contract is signed & delivered
Motion-Smith, 2nd-Minchella & Passed-Unanimous

Approval of Patron contract with Sun City West Foundation, Inc. for future meeting room rental.

Motion #8: Move the Board approve Sun City West Foundation Contract for meeting room
Motion-Smith, 2nd-Minchella & Passed-Unanimous

Approval of 2019-2020 SVM / SV Association Annual Assessment.

Motion #9: Move the 2019-2020 Annual Association Assessment remain at \$93.40.

Motion-Smith, 2nd-Molera

Proposed amendment

Move to amend the Main Motion to raise the Annual Association Assessment by 6, or \$99.00.

Motion #9a - Smith, 2nd-Minchella - Required Board deliberation completed

+ Motion to amend Main Motion #9 FAILED - 2 Yay & 3 Nay

Main Motion Passed 3 Yay & 2 Nay - Assessment remains at \$93.40 for calendar period 2019-2020.

Creation of Saguaro View Water System Committee.

Motion #10: Move the Board establish an ad hoc committee to be named: **Saguaro View Water System Committee**, with members serving at the pleasure of the Board. Charter: Monitor & advise the Board of any issues pertaining to the maintenance and well-being of the Association's well and water delivery system, now and in the future. The committee shall not be empowered to take any formal action.
Motion-Smith, 2nd-Molera & Passed-Unanimous

Motion #11: Move the Board appoint Mr. Ted Chittenden, Water Manager; R.Molera, SVM Secretary; and M. Rankin, SVM Director; to the **Saguaro View Water System Committee**
Motion-Smith, 2nd-Minchella & Passed-Unanimous

Creation of Saguaro View Roads Committee.

Motion #12: Move the Board establish an ad hoc committee to be named: **Saguaro View Roads Committee**, with members serving at the pleasure of the Board. Charter: Establish the state of easement dedications to the City of Surprise, Meet with City officials to work out an equitable agreement to temporarily grade those roads within our Association boundaries for which City holds quit-claims, and meet with City officials to work out long term plans for improving those roads within SVHOA boundaries for which the City holds quit-claims. The committee shall not be empowered to take any formal action.
Motion-Smith, 2nd-Minchella & Passed-Unanimous

Motion #13: Move the Board appoint Mr. Clete Zurcher, Mr. Scott Phillips, Dr. James Smith, SVM President, to the **Saguaro View Roads Committee**
Motion-Smith, 2nd-Minchella & Passed-Unanimous

Creation of Saguaro View Documents Committee.

Motion #14: Move the Board establish an ad hoc committee to be named: **Saguaro View Document Review Committee**, with members serving at the pleasure of the Board. Charter: Review and recommend revisions in these documents to comply with current Arizona Revised Statutes pertaining to HOAs and other SVM legal requirements. When necessary the committee may seek legal advice from the Association's legal counsel. The committee shall not be empowered to take any formal action.
Motion-Smith, 2nd-Molera & Passed-4 Yay & 1 Nay

Motion #15: Move the Board appoint J.Smith, SVM President, R. Minchella, SVM Vice President to the **Saguaro View Document Review Committee**
Motion-Smith, 2nd-Molera & Passed-4 Yay & 1 Nay

Motion #16: Move our next meeting be held 07/20/2019 8:30am - Same location
Motion-Smith, 2nd-Minchella & Passed-Unanimous

Smith Motion to Adjourn, 2nd Minchella - passed unanimously - at 10:37am.

President Smith called to order a closed executive meeting of the SVM Board at 10:50am. The scheduled meeting was Properly Noticed May 17, 2019 & Authorized by:

A.R.S. § 33-1804(A3, C & D)

The business of this meeting is to remain confidential - Meeting adjourned at, approximately, 11 :00am.

Respectfully submitted,
Rick Molera, Secretary