

SAGUARO VIEW MANAGEMENT, INC
Board of Directors Scheduled Meeting Minutes

Saturday, November 12, 2022
9:00 AM – Hampton Inn Hotel
14783 W Grand Ave, Surprise, AZ 85374

Meeting called to order at 9:00 AM

Jack led us in the pledge of Allegiance

- Motion to accept the draft agenda & confirm quorum – Trish made the motion to accept the draft agenda, Mary seconded, all approved. The quorum is confirmed, 4 board members in attendance and 14 members also in attendance.
- Motion to approve August 13, 2022 meeting minutes – Mary made the motion, Martin seconded, all approved.
- Acknowledge approval to hire Water Doggz – Mary asked if they should carry their own Workman’s Comp insurance. Jack said if they are all considered directors of their own company, they are exempt and would only be liable for any workers they hire to work for them. It was asked if we should require them to give us either a waiver or proof of liability insurance. Jack says they are licensed, bonded and insured. It is noted that Saguario View now has a Workman’s Comp policy.
- Review Treasurers Report – All bills are paid; delinquencies are down to \$4031.51 and over 90 days are down to \$941.80. Good work Mary. Mary made a motion to move part of the reserve funds into CDs as interest rates are up now, Trish seconded, all approved. Mary will contact Trish at Colby and get this instituted.
- Jack opened a discussion about increasing new water meter installation and upgrade fees as costs of materials have increased over the last few years. The new costs will be \$5000.00 for a new meter and \$1500.00 for an upgrade to a 1-inch meter, these increases will become effective January 1, 2023. Jack made a motion to increase new meter installation fees to \$5000.00 starting January 1, 2023, Mary seconded, all approved. Martin made a motion to increase the meter upgrade fee to \$1500.00 starting January 1, 2023, Trish seconded, all approved. Jack made a motion to add a cost for directional boring to \$6.00 to \$8.00 per foot or the current market value, no second, motion tabled.
- Jack made a motion to approve the draft budget for 2023, Mary seconded, all approved.
- It was at this point that a member asked to enter a discussion about moving his water meter as it is too far away from his property in his opinion. It is still unclear who decided to put the meter where it is, it was decided someone from the board would contact Water Doggz and try to get a cost for boring under the road.
- Housekeeping tasks – Road grading will occur as we can get added to the schedule.

The water system is in excellent condition and Water Doggz is scheduled to take over when Ted Chittenden retires at the end of the year. Thank you for all of the years and hard work you have given us Ted, you will be missed.

- Discuss appointment for vacant board seat- Pat Westwood volunteered to fill the open board seat until the end of its term, which is March 2023. Jack made a motion to appoint Pat to this open seat, Trish seconded, all approved. Welcome aboard Pat.
- Website – As something has happened to our current website which caused our documents to disappear and has made it difficult to impossible to upload new information, we are in negotiations to get a new easier to navigate website.
Meter installs – Jack raised the question of if the association should pay for road boring if required. Mary brought up that according to the CC&Rs, members who are requesting water are required to pay for extensions of our distribution lines. We are still working on this.
- Late payments – It has come to our attention that Colby has been adding a late fee to water bills on the 15th of the month. Mary made a motion to have Colby not to impose the late fee until the 20th of the month due to the slow delivery of the mail and holidays or other roadblocks. Mary made the motion, Trish seconded, 3 approved, 1 deny. Motion passed.
- Trees and brush – The issue with trees and brush impeding the roadway was discussed again. It was decided to once again ask members to remove offending limbs from their own properties that border the roads.
- Trish made a motion to adjourn the meeting, Mary seconded, all approved. Meeting adjourned at 11:38 AM

Respectfully submitted by:
Trish Oldham
Secretary/Vice President
Saguaro View Management, Inc