

**SAGUARO VIEW MANAGEMENT, INC**  
**Board of Directors Scheduled Meeting Minutes**

Saturday, April 15, 2023  
10:00 AM – Asante Library  
16755 W Vereda Solano Dr, Surprise, AZ 85387

Meeting called to Order at 10:09 AM

President Rankin led us in the Pledge of Allegiance

- Motion to accept draft Agenda and Confirm quorum – The quorum was confirmed, all board members were in attendance, there were 3 members also in attendance. Secretary Oldham made a motion to accept the draft Agenda, Director Smith seconded, all approved. Motion Carried.
- Motion to approve the March 18, 2023 Annual meeting minutes – Treasurer Greenawalt made a motion to approve the Annual meeting minutes, Secretary Oldham seconded. Director Smith requested to address errors in the minutes, and also apologized for/if he offended anyone in the March meeting. Director Smith then pointed out that the reference to By Law VII was incorrect, and asked that several other paragraphs be removed from the draft minutes before they could be approved. Treasurer Greenawalt made a motion to table the approval of the minutes until corrections could be made, Director Smith seconded, all approved. Motion Carried.
- Information updated for newly appointed Board members – Vice President Holguin inquired as to what the duties of the officers of the board consist of. There is a description of the duties of the Treasurer and secretary in our operations handbook and listed in our ByLaws under Article IV. Director Smith recommended that when the board communicates by email, they end such emails with “Do Not Reply All” to avoid the appearance of improprieties.
- Discussion on current conduct and or processes during a Board session – Vice President Holguin recommended using a timer for member comments. President Rankin recommends the board always ask members for feedback on agenda items. President Rankin also asked the current board members to allow fellow board members to finish speaking without interruption.
- Clarify for the newly appointed Board members the additional responsibilities of the Officer positions within the BOD –
  - Vice President Holguin having been given the responsibility of handling anything to do with the water system, stated he is working with our Water Maintenance company, Water Doggz, to design a procedural manual for maintaining the well

and the water lines inside the association. Vice President requested that the other board members please refer any “water” questions to him so we can limit confusing and/or contradictory information. To this point the issue with a member who requested their water meter be moved was again addressed. After much discussion, Vice President Holguin made a motion to vote yea or nay to pay half the cost to bore under the road for this member’s water connection. During ensuing discussion, the members of the board determined that the homeowner had signed off on the new meter placement and that our governing documents denote the responsibilities of how an installation occurs and whom is responsible for the costs. Member Greenawalt recommended we inform the member they will be responsible for this extension under the road and not the association.

- Treasurer Greenawalt made a motion to inform this member that per our documents we cannot pay half of this cost. Vice President Holguin seconded. Director Smith asked what deal had been made with this member, Vice President Holguin replied that he had informed the member it would have to be discussed by the BOD and possibly voted on. Director Smith Moved to amend the motion to inform the member that the agreement signed by the member stands. Secretary Oldham seconded, All approved. Motion carried
- Treasurer Greenawalt, thanked Vice President for arranging to have future meetings at the Asante Library at no cost to the Association.

- New Business

- Director Smith informed the board that he had spoken to our lawyers about the incorrect City Code listed in the Articles of Incorporation and that the lawyer had told him it was not important as the City Code is listed correctly in our CC&R’s
- Secretary Oldham informed the board that the law firm had finally gotten an answer on a property that is in the boundaries of the association but not a member property. This property is in fact covered by the Bayne/Saguaro View Water Supply Agreement and therefore is responsible to pay annual dues. Treasurer Greenawalt will attempt to contact the heir to this property and ask him to pay the delinquent dues and if unsuccessful the subject owner will be turned over for collection.
- Treasurer Greenawalt asks all board members to please allow her to handle any arrears and not have duplicate calls or emails going to these members. Secretary Greenawalt has done an exemplary job getting the arrears under control.
- President Rankin, Vice President Holguin and Director Smith have implemented a new form concerning meter placement and will have it sent to Colby to be included in the resale packet.
- It has come to our attention that our aging water delivery system needs replacement of control valves and some water lines. Vice President Holguin will begin researching which

valves and lines need repair/replacement and devise a plan to have this accomplished a few a year as economically feasible.

- Director Smith made a motion to adjourn, Secretary Oldham seconded and all approved.
- The meeting was adjourned at 11:47 AM

Respectfully submitted by Trish Oldham  
Secretary  
Saguaro View Management, Inc