

**Saguaro View Management, Inc**  
**Board of Directors Scheduled Meeting Minutes**

Saturday, February 11, 2023  
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

- Approve Draft Agenda and confirm quorum – **Pat made a motion to approve the draft agenda, Martin seconded, all approved. Motion carried.** The quorum was confirmed. 5 board members attending, 13 members in attendance plus 2 representatives from Water Doggz and Ted Chittenden.
- Approve November 12, 2022 draft BOD meeting minutes – **Pat made a motion to approve the draft minutes from the November 12<sup>th</sup> meeting, Martin Seconded, all approved. Motion carried.**
- Review Treasurers Report – As of December 31, 2022 We have \$465,637.74 operating capital and total reserves. Expenses were higher than budgeted, but Jack explained that income from water meter installs was not considered last year in the budget and that most of the higher numbers were a result of materials and labor for those installs. He said the budget for this year should take those things into account.
  - Mary has done an excellent job on collecting delinquent accounts and says most people are understanding and cordial when she contacts them.
  - **Mary made a motion to move some of our operating capital to CDs to avoid having more in the bank than is insured by the FDIC. A member suggested having multiple “staggered” CDs which is what will be done. Trish seconded, all approved, motion carried.**
  - Affirm hiring K2G – Jack made a motion – **I move to affirm the unanimous decision of the elected board members to contract with K2G Computer Consulting to build and service a new, easier to use website. Pat seconded, all approved, motion carried.**
- Housekeeping –
  - The well site and water are in good shape, tests and reports are complete and in compliance.
  - Ted addressed the meeting about his imminent departure and how the Water Doggz will undergo training on how to clean and service the water tanks at the wellsite. This is the last thing he needs to show them and they will be ready to take over as our well operators.
  - It was discussed that we have 3 open seats for the BOD for 2023/2024 and have only had one person send in a bio to run. Requests went out several times for members to submit their bios stating the deadline would be February 10, 2023.

This will cause the upcoming ballot to show only one name and it was discussed that at the Annual meeting March 18<sup>th</sup> the board will ask for volunteers to fill the remaining 2 seats.

- Affirm CC&R Compliance Review – Jack addressed this issue stating the reason he joined the board two years ago was to ensure the CC&Rs were being adhered to. **Jack made a motion – I move that the board adopt a CC&R review before issuing a water meter. Martin seconded, Pat, Martin, Jack and Mary Yea, Trish Nay. Motion carried.** Trish explained to the members in attendance that this review will rely on voluntary compliance, that the “review” was intended only to ensure members were adhering to the CC&R’s we all legally agreed to when we bought our property.
- Property Owner Sign-Off Sheet for water meter placement – Martin addressed this as there was a disagreement on where a water meter was placed last year and no resolution was made as to whom gave permission as to where to place the meter. It was decided that Martin and a well operator will meet with the homeowner and or their builder to inform them as to where the water mains are located in reference to their property and come to a decision as to where the meter will be placed and have the homeowner sign a form that they agree with the placement. **Jack made a motion to affirm water meter placement, Martin seconded, all approved. Motion carried.**
- Property used as storage – Martin addressed this issue as it has been brought to the boards attention that some property seems to be used as a storage lot by certain members. This is an issue that needs to be addressed with the City of Surprise Code Enforcement division. If a land owner has a valid current permit, building supplies, tools and such may be stored on their property in anticipation of building their home.
- Possible motion to create fees for CC&R non-compliance – As no fines or remedies were included in our governing documents from the start, we are unable to add fines or fees to any of our restrictions that do not have ability to fine already attached. To do this would take a 2/3 affirmative vote of the entire membership. The current board is working on a form letter to send out to violators addressing any issues, but the best we can hope for is Voluntary Compliance even though each of us agreed to abide by these covenants, conditions and restrictions when we bought our properties. Mr Smith said in the meeting today he thinks we should file law suits against anyone not in compliance, but this board is reluctant to spend members money on lawsuits that would most likely be found in favor of the homeowners. **Martin made a motion to create and send out a letter to members who are in violation of CC&Rs, Mary seconded, all approved, Motion carried.**
- New website – K2G has informed us that he hopes to have the new website up and running by Friday, February 17, 2023.
- New Business – **Trish made a motion to give Ted Chittenden a \$500.00 check as a farewell and Thanks for the many years of service. Pat seconded, all approved. Motion carried.**

- **Pat made a motion for a CC&R review to determine if we could add fines to violations.** In discussion it was stated in order to add a fine schedule, it would have to go out to the membership for a vote and we would have to have 2/3 approval before any changes could be made. Trish suggested perhaps we could send out a letter to the membership asking what they think should be updated as our documents are very old and outdated. **The motion was made by Pat to form a committee to review our documents, Mary seconded, Trish, Mary Pat and Martin Yea, Jack Nay. Motion carried.**
- Trish made a motion to adjourn, Martin seconded, all approved. Meeting adjourned at 10:11 AM

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