

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

Saturday, February 19, 2022  
9:00 AM – Sun City West Foundation – Grand Canyon Room

The meeting was called to order at 9:00 AM  
Rick led us in the Pledge of Allegiance

- Motion to accept the draft agenda was made by Rick and seconded by Newilda, a quorum was confirmed, all members of the BOD were in attendance (Rick, Mary, Trish, Jack and Newilda) 4 members also in attendance.
- Motion to approve the November 13, 2021 draft board meeting minutes was made by Trish and seconded by Jack, all approved.
- Jack reviewed the treasurers report which is sent out with each monthly water bill or available upon request from the board.
- Start of year Board Housekeeping Tasks
  - a. Rick did an update on the JAN Special meeting Vote to set the Maximum Annual Assessment Limit. This action was approved by the members by 54% of the votes received, therefore our Maximum Limit will be \$28.00 per acre (\$70.00 per 2 ½ acres) until such time as the membership votes to raise the limit again.

Trish read the minutes from the January 22 meeting and noted that an exception needed to be made on a typographical error. Jack made a motion to approve the minutes with the exception, Mary seconded and all approved. The correction will be made before the minutes are posted to the website.

- b. Rick discussed that the Calendar tab was updated with the “Run For The Board & How To Info”. There are two volunteers to run for the board, Colby mailed out the Annual Meeting Notices, Bios for the two volunteers and the Ballots to all members.
  - c. Jack gave Colby the go-ahead to complete and file our 2021 State and Federal Taxes
  - d. SVM public water utility update: On January 10, a private contractor having neglected to file for a blue stake, dug a hole in the easement by the well and dug into our main water line. Ted managed to get it repaired within 5 hours and the private contractor paid for that repair.
  - e. Roxanne and Ted helped us fill out our annual water withdrawal and use report for ADEQ for 2021. We withdrew 89.32 acre-feet of water from our well in 2021. For information on the well and water quality we recommend you visit our website ([www.saguaroview.org](http://www.saguaroview.org)) and review the Water Tab and check out the consumer confidence reports for the last 8 years.
- Update on 90-day Delinquencies. Mary has done an exceptional job addressing the 90-day delinquencies. As of our last financial report they were down to \$910.12. Most members continue to be cooperative and reasonable when contacted. However, we have had to file

a lien on one parcel and a few more may have to be filed on as well as there are 4 other property owners who have not paid their 2021 annual assessment.

- Update on “dead” water storage tanks. We are still hoping to have these removed this year, a member was able to give us a prospective name of someone who owns a demolition company. The plan is still to replace these old tanks with new in 2023.
- Bright light member complaint. Mary will contact the homeowner to see if an equitable resolution can be reached. The City of Surprise has changed their light emission protocol. The board will address this issue as three other members have said they have the same complaint. A letter will be drafted and sent to all homeowners reminding them they signed an agreement to abide by our CC & R’s and asking them in good faith to please shield their lights.
- Review road easement brush encroachment, the board plans to also address this issue in the above mentioned letter, asking members to cut back the brush that is encroaching along the road easements.

Jack made a motion to send a letter to members to clean up roadways or board would do it at our costs. In discussion it was decided we could not spend your money to remove brush as this should be the members responsibility on property that abuts the roads. There was no second and motion failed.

- Update on lawsuit brought against our association by a member. On December 16, 2021 this lawsuit was dismissed with prejudice by the Honorable Sally S. Duncan. AZ State case No. CV2021-008041. Dismissed with Prejudice is described as being permanently over and cannot be brought again because it was either frivolous or resolved out of court.
- Trish made a motion to adjourn, Mary Seconded and all approved. The meeting was adjourned at 10:00 AM.

Respectfully submitted by Trish Oldham  
Secretary, Saguaro View Management, Inc

- **Rick Molera (2021-2023), president**
- **Mary Greenawalt (2021-2023), vice president**
- **Jack Harper (2021-2023), treasurer**
- **Trish Oldham (2020-2022), secretary**
- **Newilda Sosa (2020-2022), director [ Senior Board Member ]**