

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

Saturday, August 13, 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 draft agenda and confirm quorum – Trish made a motion to accept the draft agenda, Martin seconded, all approved. Motion passed. 4 board members in attendance, Jack Harper, Trish Oldham, Mary Greenawalt and Martin Rankin, Quorum confirmed. Also in attendance were 11 members and the four representatives of Water Doggz, LLC
- Motion to designate officers of the board – After the voluntary resignation in June of our BOD President, Rick Molera due to his increased work responsibilities, Jack Harper has been acting President. Trish made a motion to nominate Jack to assume the position of President until the next election cycle. Mary seconded and all approved. Motion Passed. Then Jack made a motion to add the Vice President roll to current Secretary, Trish Oldham, Mary seconded and all approved. Motion passed. Jack then nominated Martin to serve as assistant Treasurer, Martin seconded all approved.
- Trish made a motion to approve the March 19, 2022 draft Annual Meeting minutes that were posted to the website, [www.saguaroview.org](http://www.saguaroview.org) , Martin seconded and all approved. Motion Passed.
- Mary gave the treasurer’s report which is included in your water bill each month. 90- day delinquencies were discussed. Through the efforts of board members our 90-day delinquencies have been steadily coming down and were only \$553.60 as of June 30. The late fees had been discontinued during COVID by a past board decision and have been reinstated as of this month. A decision was made to allow the \$10,000.00 CD to expire and return the monies to the general account.
- Annual board housekeeping tasks
  - Consumer confidence water report for 2021 dated July 1, 2022 posted on the website – 100% Compliance

- The last scheduled dirt road maintenance was completed in February, next scheduled for late April was cancelled due to the operator contracting COVID. After that we kept getting pushed out farther by the contractor and Jack has been feverishly trying to find anyone else who could handle this task for us. We now have a lead on a possible contractor and hopefully will get the roads graded ASAP.
  - We are set to renew the insurance through Mahoney Group and to renew Saguaro View's Business license.
  - A member asked about the addition of another water tank at the well site and was told that had been tabled for now.
- Road easement tree trimming issues – thanks to those few members who trimmed back the encroaching brush and at least one member with a bright light complaint has addressed that problem. We still have many areas along our roads that have overhanging brush that is either dangerous for seeing around corners, or prevents two cars from passing. The board is working on a solution for this.
    - A member addressed the board about lights he has a problem with and was told to submit in writing to the board, where his problem is and it will be investigated.
- Colby Management has been billing Saguaro View \$20.00 for NSF returned checks from members. Mary and Trish will find out what this charge is for when we visit Colby.
- Discuss bylaw amendment changes to include CCR enforcement rules – Upon researching this Jack found that the Arizona Supreme Court prohibits HOA's from enforcing violations if these rules are not in your CCR's.
    - A member asked why another member was allowed to build two houses on his 2-1/2 acre parcel, Jack informed him that this occurred before the board chose to initiate an Architectural review to insure all of the CCR's were being adhered to. It was also noted that this member was only sold one water meter. Mr Smith says the board should sue this member. The current board is not inclined to spend Member Capital on a law suit that might not be decided in our favor as the member's plans were approved by the city.
    - A member asked why the board is not driving around looking for violations, the current board agrees that we are not that kind of an association, also as noted above, our CCR's do not give us the ability to impose fines.
- Jack made a call to the membership for anyone wishing to volunteer to fill the board vacancy for the remainder of that Director's term (through March 2023) to please send an email to the BOD at [bod@saguaroview.org](mailto:bod@saguaroview.org).

- Jack addressed the meeting concerning the possibility of proposing a Community Facilities District to get our roads paved. Trish suggested the board send out a letter to the membership to gather information about what the membership would like to see done with our roads.
- A discussion was had concerning our management company, Colby. It was decided Mary and Trish would make an appointment with them to discuss getting back on track with the excellent service we used to receive.
- Trish made a motion to adjourn the meeting at 10:54 AM Mary seconded, all approved. The meeting was adjourned at 10:54 AM.

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

Jack Harper (2022-2023), president  
Trish Oldham (2022-2023) vice president  
Mary Greenawalt (2021-2023) treasurer  
Trish Oldham (2022-2024) secretary  
Martin Rankin (2022-2024) director/ assistant treasurer