Minutes of the Board Meeting Casa Del Sol

July 13th 2021

Dereck President opened the meeting at 5:35 PM, 4 members were present, Mary Hull could not attend

June 8th minutes accepted, Susan motioned to accept and all approved

Lopez is paid in full thru July and now caught up with all HOA payments and late payments

Rick Duff – still awaiting his official resignation, Derek to follow up

Approved Bookkeeper position for Barbara Robertson – contract accepted

Welcome Basket Approved by board for all new owner/ residents that move to property. 25-30$ max budget as a welcome to Casa Del Sol – Debbie Midkiff responsible for baskets

McCoy – Board approved to cancel his contract, providing him a 30 day notice. Green Earth will be new landscape provider effective 9/1/2021 or sooner.

Gate Issues – Now on manual program until Yavapai Fence can repair, scheduled for Thurs 7/15

Gym – Peggy to continue cleaning gym and bath as part of her duties

Jim Cox – new Handyman – approved to repair various items around complex: Approved by Board for immediate repair: lights, vinyl fence on south side area and paint in bathroom frames.

Board approved to leave pool at 82 degrees

Yavapai fence – Bid for back area Fence – NOT approved, quote for 10,854 rejected. Will wait until other priority work is completed. Re-Address at a later date

Badger Bros – Work approved for dead tree removal. Badger Bros notified 7/15 awaiting schedule

Ash St Owner – Cindy to contact owner regarding trimming of the very large Cottonwood tree protruding over our property.

Vortex Pools – Approved contract for service starting 2022. Will continue with provider for remainder of this season.

Unit 514 – rented empty garage for 100.00 per month to Allan Burham. First payment made.

Light check – will not be done by Michelle, hired tenants in unit 822 Wendy and Jason Wade. Board approved 200.00 per month to do a weekly check and replacement of burned out lights.

Foothill Property – did not respond with more info regarding dog waste being left, no further action required.

Wells Fargo – Derek to go to bank Wed July 14th , should be able to open new account soon

Meeting adjourned at 6:45 PM

Winzell Unit 622, Joanne Pyler Unit 122, Linda Brigham Unit 322, and a few others ( joined late )

Jim Thorne gave an update on various projects on going at the property: Roofs done, Paving and black tops also completed, gutters near completion and should all be fixed and finalized by end of June.

Leaks in Building 3 Southside being addressed and also should be completed by end of June. After several attempts with different plumbers, JDS Improvements is completing the plumbing issues and gutter repairs so one vendor is now handling these projects.

Oil slick issues still to be completed. Someone needs to check the areas in question and decide if repairs by owners were done, and done properly. Owners had 10 days to repair, time for Jim to either send thank you letter or second notice to repair area properly. **This is a to do item.**

Bids Out for Tree Removal in certain areas where trees and shrubs are dead or dying. No quotes back as yet**. Jim to follow up.**

Landscaping crew missed an area by unit 322, owner has complained several times about the weed issue and lack of care**. Jim to contact landscape crew and get this area cleaned up.**

Money is in reserves for paint project, to be scheduled in next 2 years.

Financial review: thru May 31st we have $11,768 in surplus for future projects this year.

Balance Sheet reviewed: $23.950 in checking account, $230632 in CD account.

2k a month being put in an earmark account for unanticipated projects.

We are slightly ahead YTD budget vs actual. We are a nonprofit so by year end monies either will be used or put in the CD account.

Fencing around area – some parts of the vinyl fencing are in need of repair, Yavapai Fence is main fence company in area and cannot match existing fence. We will need to discuss and plan for future fence needs.

There was not a Quorum present for meeting, only 14 people attended, we need minimum 20.

2nd meeting now scheduled for June 8th at 5:30 . Jim has the 7 votes required to approve new board.

One person very late on HOA dues, Jim Thorne offered a pay plan and they agreed to make part of what is owed by May 31st, remainder by June 30th. **Jim Thorne to follow up to secure payment.**

Next meeting for annual review may be held both in person and by Zoom, board to discuss future plan.

Derrick Dujardin – President to update website with new board member names and new Property Manager information.

Jim Thornes last day is June 30th and will transition duties to C Marksberry during the next 30 days.