



Open Board of Directors Meeting Minutes October 17, 2024

Call to Order

- Donna Whitmore called the meeting to order at 11:00 AM
- Quorum was met with Board Members: Donna Whitmore, David Clark, Rob Yellam, Sue Carpenter (in person), Jody Clark (via Zoom) all present.
 - HOAMCO Representatives: Lynessa Allen, Hannah Johnston

Seating of Board Positions

- **Discussion:** Board discussed retaining current positions.
 - Donna proposed keeping her role as President and ARC Chair, Rob continuing with maintenance, and Sue would remain as Social Committee Chair.
- **Motions:**
 1. **Treasurer:** Donna nominated Jody for Treasurer; Rob seconded; all in favor.
 2. **Vice President:** Donna motioned for Dave as Vice President; Sue seconded; all in favor.

Open Forum

- **Owner Inquiry:**
 - **Crime Issues:** The board clarified that crime management is not an HOA responsibility. Discussed past incidents of suspected drug-related activities and concerns about potential retaliation from reporting crime to the police.
 - **Suggestions:**
 - Donna suggested organizing a *National Night Out* and establishing a neighborhood watch.
 - Jody recommended the *Yavapai Silent Witness Program* for anonymous reporting.

Approval of Minutes

- **September 19, 2024, Minutes:**
 - Donna motioned to approve; Sue seconded; all in favor.

Architectural Report (ARC)



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- **Discussion:**
 - HOAMCO ARC staffing issues caused delays in approvals and inspections and it was felt that the ARC was not performing to standard.
 - Board discussed that HOA may need to take back ARC decisions to ensure timely re-inspections.
 - ARC meeting with the Board and HOAMCO is still being scheduled.
 - Lynessa discussed implementing a refundable deposit to encourage members to schedule final inspections.

Management Report

- **Updates:**
 - Next meeting: November 21, 2025
 - Reserve CD renewal: March 2025
 - Insurance renewal: May 2025
 - *Quail Trail* newsletter release: November 2025
 - Compliance: 10 open violations; 23 home resales YTD

Treasurer's Report

- **Account Balances:**
 - Operating Checking: \$34,673
 - RV Checking: \$2,814
 - Debit Card: \$1,000
 - Reserve MM: \$49,194
 - Reserve CD: \$12,761
 - **Total Cash:** \$100,444
 - **Total Assets:** \$38,488
- **Expenses:**
 - Administrative: \$1,397.49
 - Common Area: \$1,350
 - Fines and lien fees charged as expected.

Maintenance Report

- **Issue:** Mud runoff behind 1953 & 1955 Boardwalk due to a clogged trench.



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- HOA repair cost: \$10,200 (reserve expense).
- Homeowners will need to address their portions of the trench to prevent further runoff.
- **Quote:**
 - Just in Time Landscaping: \$7,051 for biannual maintenance; \$31,000 for complete spraying and cutting (potential for a rotating schedule).
 - Donna motioned to approve the \$7,051 quote; Sue seconded; all in favor.
- **Next Steps:** Invite affected homeowners to meet with the Board regarding trench repairs.

Social Committee Report

- **Upcoming Event:**
 - Hot Cocoa Gathering: December 17, 2024 (room booked).
- **Discussion:**
 - Jody recommended setting event dates early and creating a community calendar.
 - Consider including *National Night Out* in 2025's event schedule.

New Business

- **2025 Budget:**
 - Dave reported the association's finances are in good shape.
 - Donna motioned to approve the 2025 budget as proposed with one edit to the reserve transfer from January to July; Dave seconded; all in favor.

Old Business

- **Mud Runoff on Boardwalk:** Already discussed in the maintenance report.

Adjournment

- Donna adjourned the meeting 12:32 PM