

Meeting Minutes
Canoa Vistas HOA Open Board Meeting
Zoom Meeting
January 13, 2023
9:00-11:00 am

Meeting called to order by President Rod Haworth at 9:18 am

[Secretary Note: Planned Start Time of meeting delayed because of bad Zoom link]

Board Members present: Rod Haworth, president; Carolyn Mazaika, vice president; David Rick, secretary; Mari Spraul, treasurer; Dick Moser, member-at-large

Association Members present: Brenda Carlson, Liz Reep, Maureen Kirk-Detberner, Bob Newlin, Larry Brachfeld

1. Reading and approval of Meeting Minutes from November 11, 2022
 - a. Motion made to approve minutes (November 11, 2022) – Motion Carried; Minutes Approved
2. President's Report (by Rod Haworth)
 - a. Discussion of possible need to Contract a Management Company to manage certain elements of HOA Business
 - i. 3 Members of Current Board (Mazaika, Moser, Spraul) will not be remaining on board after Feb 2023 Annual Meeting
 - ii. Rod briefly reviewed Volunteer Procedure (Volunteer Form); Cathy Karras and Brenda Carlson are leading Nomination Committee
 - iii. Because of uncertainty of filling Board Positions, contracting a Management Company (MC) is an option that should be explored
 - iv. Some Reasons to consider MC: Enforcement (weeds in yards)
 - v. Several CV residents expressed view that MC is not needed
[Secretary Note: after Jan 13 meeting, on Jan 18, an email was sent out to CV residents soliciting volunteers for Board and Committee Positions]
3. Treasurer's Report (by Mari Spraul)
 - a. BMO Checking Balance of approximately \$10,204 at end of 2022
 - b. BMO Checking Balance on date of this meeting (Jan 13) is \$36,424; 2023 Dues are being deposited into BMO checking account
 - c. See Attachment A for Summary of Financials presented at meeting
 - d. Expenditures on 2022 Projects were less than 2022 Income (Dues)
4. Maintenance Committee Report (by Rod Haworth)
 - a. Mistletoe cleanup in 2022 went well - probably no additional expenditure for mistletoe work in 2023
 - b. Rod proposes \$1000 placeholder in budget for Maintenance (landscaping); will be decided in February Annual Meeting
 - c. Rod has not yet received a Proposal from Valscape for 2023 work
 - d. Weed Control (there was some discussion earlier in President's Report); all weed control discussion from earlier in meeting is summarized here
 - i. Weed Control worse this past year than most years (monsoons?)
 - ii. Weed Control bad not just in owners' yards but also in Common Areas
 - iii. Member suggestion: possibly form a "team" of residents to Communicate Issues with Weeds to residents - Deal with Weeds
 - iv. Some discussion of approaches Valscape might be using to control weeds (herbicides; weed-whipping)
 - v. Incoming Maintenance Committee should make weed control a priority

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5. Architectural Committee Report (by Carolyn Mazaika)
 - a. Continuation of Discussion on Weed Control
 - i. Full-Time Residents are being Tolerant of Poor Weed Control during Summer months by some Part-Time Residents
 - ii. Approximately 9 of 48 yards had Weed Control Issues
 - iii. Three homes in HOA have not weeded at all during the year

6. Social Committee Report (by Maureen Kirk-Detberner)
 - a. Holiday Party went off “without a hitch”; Good turnout (about 35 people)
 - b. from Carolyn Mazaika - “Committee did a Great Job on Party”
 - c. Topsy Tuesdays are going well - We have Volunteers; Now a “Pot Luck” format

7. Recommendations for 2023 Budget (to be decided at Feb 25 Annual Meeting)
 - a. Valscape - possibly Increase Budget by 10% (\$1300)
 - b. Maintenance: \$1000
 - c. Social: \$1000
 - d. Dues Increase: many Board Members - “NO”: to be decided at Annual Mtg
 - e. Road Fund: Nothing decided: Probably NOT discuss Road Fund Assessment at Annual Meeting; Dick will Update on Road Condition

8. Future Meetings
 - Saturday, February 25, 2023; Canoa Hills, Saguaro Room

Meeting adjourned at 11:00 am

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Attachment A. End of 2022 Financial Summary of CV Accounts

Summary of Canoa Vistas Accounts End of 2022

BMO Harris Checking December 2022 Statement Includes 30 Assessments (\$660) to be Credited to 2023	\$ 30,004.52	
BMO Harris Checking December 2022 Statement - Minus 2023 Assessments	\$ 10,204.52	
BMO Harris Checking as of Today Jan 13, 2023	\$ 36,424.52	<== Includes 41 Assessments Deposited
Contingency Savings Account (BMO Harris)	\$ 8,321.67	
Contingency Reserve: BMO Harris Bank Certificate of Deposit - Interest Rate 4.0% (CD expires Nov 2023)	\$ 35,366.79	
Total in Contingency Accounts	\$ 43,688.46	
Road Renewal & Replacement Fund (EDWARD JONES): Cash	\$ 37,234.24	