

Meeting Minutes
Canoa Vistas HOA Open Board Meeting
Zoom Meeting
August 12, 2022
9:00-11:00 am

Meeting called to order by President Rod Haworth at 9:03 am

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

Association Members present: Maureen Kirk-Detberner, Val Lighthart, Cher Babkiewich, Bob Newlin, Gene Smith

1. Reading and approval of Meeting Minutes from April 9, 2022
 - a. Motion made to approve minutes (April 9, 2022) – Motion Carried; Minutes Approved
2. President's Report (by Rod Haworth)
 - a. Rod Haworth reported to Board that he and his wife, Carin, were considering selling their Canoa Vistas home (3560 Corte de Perla)
 - b. Options were discussed for filling position of President on Board if Haworth's were to sell home and Rod were to resign from Board (example: There is a provision for Refilling of Open Board Position stated in Bylaws; Article 5.4.4)
 - c. If necessary, would be refilling a 1-year term
 - d. Recommended to fill a vacant position within 60 days of vacancy
 - e. Another option – Chairmanship of meetings conducted by another current board member

*[Secretary Note: **Not part of August 12 Meeting** – Sometime after the August 12 Meeting, but prior to the November 11 Meeting, Rod and Carin decided that they would not be selling their Canoa Vistas Home]*

3. Treasurer's Report (by Mari Spraul)
 - a. Review of Canoa Vistas Finances as of July 31, 2022 (**Attachment A**)
 - b. Brief Update of 2022 Canoa Vistas Budget – Payments Made / Payments yet Due
 - c. Reviewed Fees to Membership – Approved February 11, 2022 Meeting
 - i. Annual Assessments - \$660
 - ii. Transfer Fee - \$275
 - iii. Road Fund Assessment - \$500
4. Road Subcommittee Report (by Dick Moser)
 - a. Review of previously reported options for road maintenance (**Attachment B**)
 - i. Reminder: Dick and Gene Smith did a baseline Road Condition Survey
Will periodically repeat Road Survey to track changes in condition
 - ii. Review Road Surfacing quotes received

Tucson Asphalt:	\$112000 (Green Asphalt product; 4 yr)
Sunland Asphalt:	\$39000 (1 yr) - \$63000 (6 yr)
Southwest Slurry:	\$44000 (no stated warranty)
 - b. Dick's General Opinion: No need to rush into resurfacing for several years
5. Discussion of \$500 Road Fund Assessment for 2023 (approved in Feb 2022 Meeting)
 - a. Discussion of options to reduce or eliminate previously approved \$500 fee
 - i. Two payments of \$250 in 2023 instead of single \$500 payment
 - ii. Delay \$500 Road Fund Assessment until 2024

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6. Motion made to rescind \$500 Road Assessment for 2023
 - a. Vote to Rescind \$500 Assessment – Approved to Rescind; 8-2 vote

7. Maintenance Committee Report (Val Lighthart)
 - a. Mistletoe Cleanup of Four Larger Trees requiring bucket truck (by RO Service)
 - b. Work approved for \$1650 by RO Landscaping is planned for Aug 18
 - i. \$1650 to be paid out of Contingency Fund
 - c. Valscape will work on mistletoe of approximately 12 smaller trees throughout year
 - d. When does Val L. need landscaping quotes for 2023 work? - Early December
 - i. Later in meeting – decided to delay work quote bids until mid-December (?), or a bit beyond since quotes often have a time limit

8. Social Committee Report (Maureen Kirk-Detberner)
 - a. Christmas Party to be held at Canoa Hills Center on December 13th
 - b. Topsy Tuesday – Lopez' are scheduled for September
 - c. Considering a February Social Event, (a low-cost event for residents) probably at Canoa Hills
 - d. New Residents: Paul and Colleen Kreamer
 Maria Opela
 SueAnn McClaren

9. New Business (Mary Spraul)
 - a. Mary presented several interest-bearing investment options; nothing decided on in this meeting

10. Future Meetings
 - a. Friday, November 11, 2022, via Zoom
 - b. Friday, January 13, 2023
 - c. Saturday, February 11, 2023

Meeting adjourned at 11:00 am

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Attachment A:

CANOA VISTAS FINANCIAL STATUS AS OF JULY 31, 2022

		TOTALS
BMO CHECKING (Operating Fund)	\$ 17,799.18	
BMO CONTINGENCY/SAVINGS	\$ 9,971.32	
BMO CONTINGENCY RESERVES	\$ 35,357.92	
TOTAL BMO ACCOUNT BALANCES		\$ 63,128.42
EDWARD JONES ROAD RENEWAL/REPLACEMENT FUND		\$ 37,146.57
TOTAL CANOA VISTAS FINANCIAL ASSETS		\$ 100,274.99

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Attachment B (Review of Road Subcommittee Recommendations – reported previously):

ROAD PROJECT RECOMMENDATIONS

Based on Sunland Asphalt (SA) evaluation of our roads, no action is required currently. Our roads are “in good shape”

Future work (maintenance and repair) includes CRACK FILLING and SURFACE SEALING. These two separate actions may be spaced two years apart and may be continued indefinitely.

RECOMMENDATION #1: Do not initiate any road repairs currently. Monitor road conditions on an annual basis during winter months.

RECOMMENDATION #2: Initiate CRACK FILLING when road monitor data so indicates.

RECOMENDDATION #3: Continue to fund the Road Renewal Reserve Fund.

RECOMENDATION #4: Research “Southwest Slurry Seal Company” product. Verbally stated to me, “Good for 5 to 7 years. Fills cracks. Seals surface.”