

Canoa Vistas HOA 2025 Member Meeting Minutes

Date: February 22, 2025 / Time: 9:15 sign-in & coffee/treats; / 9:30 Meeting Start /

Location: Saguaro Room, Canoa Hills Center & Zoom

In attendance: Frank & Cher Babkiewich,,Brent&Susan Fabian,Guy Rygiel,David Usher&Donna Higgons, Val Lighthart,Judy Morgan,Brian & Andrea Gaffney,Paul Kreamer, Rod Haworth, Cliff f& Liz Reep, Mike Plotnik,Brenda Carlson, Karin Keene,Peter& Carol Arny,Margaret Detlie,Bruce Zimmerman, ,Tom&Pat Ahonen,Darin & Cathy Karris,DianneAllen,Jim & Marion Groundwater, Janet Strebe, BillJohnstone, Sarah Sheehan, Bruce Zimmeran,(zoom) George Engle &Dick & Gerry Moser. A quorum was in attendance.

1. **Call to Order** - David Usher Welcome and thanks for your commitment to OUR community.We want to encourage everyone to get involved in our community with your time and talents

2. **Approval of 2024 Minutes (moved and 2nd) with a residents name spelling correction** and approved.

3. **President's Report** - David Usher

- Acknowledge new residents. Welcome to Bill and Brenda Bates at 3548 W Corte de la Perla & welcome to Guy Rygiel& Maria Fernandez who will be residing at 1557 Via de la Gloria here permanently. Introduction of Bruce Zimmerman (son of Dorthy Zimmerman on Gloria)
- President's remarks, highlighting key issues and status

4. **Treasurer's Report** - Cathy Karras

- Presentation of the HOA's financial statements for 2024
- Review of the 2024 budget and proposed 2025 Budget.
- Discussion of reserve fund status.
- Audit Status - David Rick/Cathy Karras
 - David Rick included information that Cathy when she was on the audit committee compiled a checklist that is very professional and user friendly. He also mentioned how accurately Cathy has managed all 4 of our accounts.
- Extra budget was included in the 2025 for landscaping(including pre-emergent weed control, extra man hours during monsoon season and large tree trimming.) The social committee was increased for the holiday party.
- Our budget is based on calendar year accounting
- One unknown is the cost of landscaping for fire mitigation.
- **We see no need to increase dues at this time.**

- David Usher noted that because of previous board decisions we allocate 20% of our dues for reserves . Because of this we could accumulate close to \$ 250,000 with prudent investment of these reserves before road replacement is needed ~15 years ahead. Because of the work of Gene Smith we have a 5 year warranty on our roads and would possibly need resurfacing in years following this similar to the process used last year. This assumes we will not need these funds for any other major event

Rod Haworth (past president) commented that we should be very comfortable with these reserves)

A question from membership about federal income taxes. Cathy responded because we are a 501C corporation we do not pay federal taxes.

- IF YOU WERE UNABLE TO ATTEND THE MEETING AND WOULD LIKE COPIES OF THIS REPORT EMAIL cherbabkiewich@gmail.com
- A MOTION TO ACCEPT THIS TREASURER'S REPORT with a 2nd was passed .

5. CERTIFICATES PRESENTED

BY THE BOD IN APPRECIATION for community members who have gone above and beyond in serving our neighborhood.

To: **Mark Detlie** for sharing his handyman skills to so many in our community.

Margaret Detlie for stepping in at the last moment to be in charge of the holiday party

Brenda Carlson for her neverending services supporting our community and willingness to guide us based on our history.

David Rick- always willing to be computer support, a zoom leader, and auditor.

Stuart Shapero-for sharing his kind heart to so many neighbors and their dogs. He also

Took charge of our monument remodel last year.

Maureen Kirk- Detberner for her leadership on the social committee and establishing and maintaining our website.

Gene Smith -relentless and comprehensive research and action on our road conditions which will continue to save ALL of us money in the future. He also served as Vice President and President.

Cher will deliver the certificates next week to those who were not able to attend the meeting

David Usher- for taking the lead on letters from the water company about lead.

From Bill Johnston

6.. Committee Reports

- **Architectural Committee** -Cathy Karras

The goal of this committee is to maintain the consistency of the neighborhood and to follow our CC&Rs. Changes to your property should be submitted to the Architecture committee using the form from the website. An email could be sent to Cathy for heads up. We will try to respond quickly. Apologies to Kimbles who helped us identify a system glitch. In the past on paint issues, the title companies have been supportive. However this was not the case in the last sale. Rolling

inspections require committee members to complete these, so they are currently more sporadic. It is not expected that roof colors be changed until the homeowner actually redoes their roof.

- **Maintenance Committee** Including FireWise risk assessment - Val Lighthouse

Val has taken the lead for this committee which includes landscaping in common areas. **PLEASE DO NOT CONTACT THE LANDSCAPER INDIVIDUALLY. THEY ARE ONLY TAKING INSTRUCTIONS FROM CATHY OR VAL LIGHTHART. A PLAN WAS DEvised for their work load many years ago. If you have any concerns PLEASE COMPLETE THE FORM ON THE WEBSITE** and work will be addressed as soon as possible. Again you can send an email to either Cathy or Val Lighthouse as a heads up. George Engel checks our emails.

Firewise Assessments-Val has been tirelessly working with two different organizations on risk assessment. **This will be a 3-5 year plan.** Currently we have had 2 different assessments. 1) perimeter (where there is some question about Canoa Vistas actual boundaries- 1986 map was in the packet.) Matt Roberts of the Canoa Trails Association **This is a concern.** Pima County is helping 1 day per month with homeowners participating. Some work has been completed on our north boundaries. See attachment for 2/26/2025 plan for our southern neighbors. Val is working on scheduling a specific day for us. 2) homes: Currently we are not at high risk. Please take care of the 3 ft behind your property Also please fill out a maintenance request for common areas. **Please take care of wood awnings and texture 111 siding (A coat of paint helps in fire prevention.) Cushions and propane tanks should be removed by snowbirds.** Val will continue to keep us posted.

- **Social Committee** - Donna Higgons

Shared about a successful Holiday Party where it was catered. She is heading up this committee and had a meeting earlier this morning. Please if you are interested let Donna know. It is not a huge commitment Topsy Tuesdays are planned through May 2025. If you have any other ideas about getting together please share.

- **Communications Committee** - Donna and David have undertaken a quarterly newsletter. Which has been informative and fun. If you have any news, pictures to share or information, email Donna at donnah@4425@gmail.com
 - Maureen will continue to maintain our web site.
- **Nominating Committee** - Brenda Carlson

Brenda noted that if many people volunteer for our community, then a few do not have a large task. She reviewed the responsibilities of each committee. She asked to have volunteer forms returned to her.

She also shared Val Lightharts biography application for the Board of Directors position

6. Old Business-none noted

7. New Business

- Election of Board of Directors-Brenda

David asked for nominations from the floor. None

Rod noted that per our by-laws individuals vote for members,positions are determined by the Board themselves

- Open terms are: Cher Babkiewich, Cathy Karras, and one additional position. (David Usher and George Engel have 1 more year to serve) Val Lighthart would be the additional candidate.
It was moved with a 2nd and voice vote approval to accept these members as Board of Directors for a 2 year term 2025 through 2026.
- Changes to HOA Regulations. (roof coatings and parking exception requests process) Cher Babkiewich
 - In the members packet the review of CC&R's was included in the packet, the idea was to simplify.
 - 1) ARTICLE 10- designated parking, change to BOD as decision maker, and the time line changed to calendar year
 - 2) ARTICLE 16 (note this was included as ARTICLE 13- Cher's mistake.) Roof paint color was changed from Mesa Tan to just tan. Silicone was added as a possible roof coating
- **New Board email and website..** board@canoavistas.org...website: canoavistas.org (you must type in as at web search (not Google registered))
- HOA Consortium for Fire Risk Mitigation - Val Lighthart and David Usher
 - David Usher read the consortium charter proposal. Canoa Vistas boards the Canoa Trails (Old golf course) with 10 other HOA's. They have requested we combine into a group of members to have one large voice to approach the country about maintenance of common areas surrounding the old golf course.
 - IT WAS MOVED WITH A 2ND AND AN APPROVAL VOICE VOTE TO JOIN THIS CONSORTIUM/ David Usher will officially sign for us and return the paper to the organizer.

9. Open Forum- Guy Rygiel shared a roofer, and Bruce Zimmerman asked for cable help

10. Adjournment- A motion, a 2nd and voice approval

NOTED: included as attachment is ARTICLE 10, corrected ARTICLE 16, (pg 17 of CC&R's). BOARD EMAIL address for request forms. We now only have 1 email address, not 3. ALSO BOARD AND COMMITTEE EMAILS WILL BE SENT OUT AFTER THE BOARD OF DIRECTORS MEETS THE WEEK OF 2/24/2025
UPDATED COMMUNITY MAP

Respectfully submitted,
Cher Babkiewich (Secretary)