

2020 FALL BOARD of DIRECTORS MEETING AGENDA (Draft)
Saturday, October 17, 2020 — Mattingly Residence, 5910 E. Hunter Creek Court

Note: *This meeting took place during the coronavirus pandemic. The meeting was held outdoors, maintaining social distance.*

Call to Order: 4:02 PM

Establish Board Quorum: Quorum established with 3 of 3 present.
Lynn Mattingly, President; Mark Doyle, Vice-President; Clark Bloom; Board Member-at-Large.

Officers: Secretary Diana Doyle and Webmaster Mark Doyle present.

Committee Members: Architectural Design (Lynn Mattingly, Bettina Arrigoni, Bob Arrigoni, and Scott Sticha) and Internet (Mark Doyle) present.

Member Representation: 9 homes were represented.
Arrigoni, Barfield, Bloom, Dempsey, Doyle, Frazee, Mattingly, Smith, Sticha.

Approval of Board Meeting Agenda: Motion to accept, seconded, approved.

Acceptance of Minutes from Previous Meeting: Motion to accept, seconded, approved.

President's Report

- Reminder to refer to Design Guidelines for any changes requiring Architectural Committee approval.
- Reminder that dogs always on leash and clean up.
- Reminder of 25 mph speed limit.

Treasurer's Report

- Reviewed YTD financials.
- HOA is on budget for 2020 with a proposed budget for 2021 of \$27,840.
- Action Item: DeeDee Hoeft will add the allotment for Q4 2020 to the Road Reserve account.
- Action Item: Lynn Mattingly will investigate the cost of paving the mailbox area.

Committee Reports

- Architectural: Lynn Mattingly reported that in June 2020, the Board voted unanimously on three items relating to the Architectural Committee: 1) to accept Gerry Rovner's resignation; 2) to approve the nomination of Bob Arrigoni and Bettina Arrigoni to the committee; and 3) to approve Lynn Mattingly as the Board Member representative to chair this committee, as required by the Arizona Revised Statutes. Thank you Gerry for serving the community for so many years. Seventeen AC applications and approvals from previous years are now organized and archived on the VDO website.
- Internet: Mark Doyle reported that CenturyLink is providing Internet speeds better than initially specified. Five houses changed ownership since the last meeting and only one accidentally packed the Internet equipment (property of VDO). They will send \$150 to cover the equipment cost, refunded when returned. Mark also reminded everyone to unplug their CenturyLink modem at least once a month to clear caching and restore optimal Internet speed.

Old Business

1. Members in arrears: Lot 02 Phillips was sold, all assessments and cleanup costs were repaid in full. Lot 12 Villa is still undergoing foreclosure with minimal chances of recouping HOA costs.

2. The edges along the paved streets will be double-width mowed twice yearly to control brushy growth into paving. In addition, the emergency access road at the end of Palisades Dr will be widened to a standard road width.
3. Front monument was repainted under the \$1,600 budgeted amount.

New Business

1. Motion to keep the same HOA assessment for 2021: \$300 basic assessment (all Members, including vacant lots) plus \$360 Internet (12 months x \$30) = \$660 for Members with homes. If paid in full, due by the end of February; if paid in halves, first half by end of February with second half by end of August. \$300 assessment for vacant lots to be payable in full by end of February. Motion seconded and approved.
2. Motion to add to the VDO Assessment Policy a \$300 refundable Internet deposit to be collected by the title company upon the sale of a home, fully refundable to exiting Member if the CenturyLink modem, box, cables, and a valid unaltered connection and password are in place. This amount is based on \$150 equipment cost and \$150 service call. Motion seconded and approved.
3. Review and approval of updated Design Guidelines. The Members discussed the revised Design Guidelines created by the Architectural Committee. The creation of a VDO AC means design guidelines are approved within VDO and no longer need to go through the 3 Canyons Master Design Committee, provided that VDO's Design Guidelines are no less restrictive than the Master Association. The revised Design Guidelines were adopted with the following additions:
 - a. These Design Guidelines are a 'living document', and as such, may be revised periodically as circumstances warrant, with majority approval of the Architectural Committee, prior to Board of Directors approval at a meeting open to the Members.
 - b. A page will be added to our Design Guidelines to reflect the Fine, Violation, and Non-Compliance schedule currently in effect for the Master Association, 3 Canyons Ranch. Motion to approve the Design Guidelines with the two additions, seconded, approved.
 - c. Action item to record the Design Guidelines so prospective buyers and new owners are aware of the guidelines, and to put copies on the VDO website with the CC&Rs.
4. Financial Review Committee: Motion for volunteers Sara Sticha and Greg Valentine to review the 2020 financials in early 2021. Motion seconded, approved.
5. Motion for Lynn Mattingly to negotiate the mowing and landscape maintenance contract for 2021. Motion seconded, approved.

Open Call to Membership

1. Webmaster Mark Doyle asked for volunteers to help maintain the website and to interface with our CenturyLink technician during upcoming extended travel.

Adjournment: Motion to adjourn, seconded, accepted. Adjourned 5:35 PM.

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