

Chula Vista Homeowners Association

General Board Meeting

06/07/2022 6:30 pm,

Via Zoom Video Conference

Call to order at 6:30pm

Quorum established with, Doug Martin, Brandy Gardes, Sue Palmer, Elizabeth Graves, Lori Stewart

President Opening Remarks members are welcomed, and new board members introduced.

Doug Martin, President, Brandy Gardes, Vice President, Elizabeth Graves, Secretary, Sue Palmer, Treasurer, Lori Stewart, Member at Large

Vice President Report – Current Status of HOA Website, Doug will step in for Brandy for right now.

-Posting live meetings to the CVHOA Facebook Business Page. Chula Vista Website has been updated with new board members, Map added with highlighted road to show which are maintained by the Association.

-CVHOA.org

-Ask for any ideas by any members of what they would like to see added on the Website

Secretary report

-Ratify new Board Position Descriptions – motion to Approve requested by Elizabeth Graves

Brandy second the motion.

Treasurer report

-Shared and approved April and May financial statements; will be uploaded to FB Business Page and the HOA website.

- Reviewed current status of HOA accounts and budget items, and status of delinquent accounts.

-Reimbursement for HOA expenses

1. Leigh Bowels, copies \$25.23, Motion made by Sue, seconded by Brandy
2. Debbie Cunningham, stamps for vote mail outs, \$58.00 Motion made by Sue, seconded by Brandy
3. Sue Palmer, address labels, \$16.25 – Motion made by Sue, seconded by Brandy
4. Doug Martin, AZ Corp Commission, \$10.00 – Motion made by Sue, seconded by Brandy

Member at Large Report

-no new Architecture review requests

-Chula Vista Rd bladed April 2022– MAL will get quotes from contractors to blade the roads on Chula Vista and Rascal Ranch.

-I (one) inspection report request from Pioneer Title Completed for sale of Lot 178

-outstanding question: by a member “is there a minimum square foot size for a house? Member at large researched in the CC&Rs and the County regs and found there is not a minimum house size. Doug will contact Mr Hoyer to let him know what was found out

-outstanding question: “can a board member who is a resident ask for a architecture review?” There is a resolution dated 1/15/2020, board members are allowed to request but can not deliberate or vote on the matter.

Call to Public open call to public 10 mins.

-question asked by member “what is the computer cost for?” Answer from treasurer \$35 fee for webhost CVHOA.org and \$74.26 microsoft subscription renewal

-question asked by member “is another road maintenance scheduled, Chula Vista Rd has become wash board at the beginning of it. President answered and said he has noticed and thinks both Rascal Ranch and Chula Vista are both that way. Speaking to the previous Member at Large he said the contractor who corrected Rascal Ranch before, correcting wash boarding is a double edge sword kind of situation. Can be added to it or take away neither one compromises the integrity of the road with out a fair amount of work. We may want to wait until Monsoons are over to see what the impact will be and it has to be wet to work on it. There is not blade work scheduled at this time. WE do no have a contract to perform maintenance on a regular basis we are On Call basis for quotes from 2-3 contractors. Chula Vista has AB spec rock, Rascal Ranch has a compound that lasts a couple of years. When future work needs to be done, we need to use the same compound as the original material. Budget for the roads need to be considered.

- question asked by member “ does Rascal Ranch have 18 or 20 month warranty?” Yes 24 mth on workmanship not continued maintenance. Expired in February 2022.

Motions Made

Board Positions Descriptions – motion made by Elizabeth, second Brandy -3ays 0 nays

Reimbursements to the 4 listed – Motion made by Sue Palmer, seconded by Brandy -3ays 0 nays

Adjourn General Meeting _____-7:20pm

Next Quarterly Meeting Date September 7th 6:30pm