

Chula Vista Homeowners Association

Quarterly Meeting, March 8, 2023

Via Zoom & Facebook 6:30pm

Call to Order: at 6:35pm

Quorum Established: Present; Doug Martin, Sue Palmer, Elizabeth Graves, Lori Stewart

Approval of the Minutes of December 08, 2022 meeting -accepted

President Opening Remarks – Doug, Verbal Report

Annual Meeting will be 4/29/23 @ 2pm, we need a quorum to hold meeting 33 votes need to hold meeting.

Have received several requests to return to in person meetings. We are going to look into doing hybrid meeting for the next qrtly meeting. Looking into Whetstone Fire department to hold meetings.

Vice President- Sad news of the Passing of Brandy Gardes in December

Secretary Report

Good evening and welcome, announced we have two open positions for the board and elections are coming soon. Ballots and information will be mailed out and need to be returned before April 29 to be counted.

Supplies will need to be purchased to mail out the ballots. Envelopes, stamps and labels. Already in budget to get these supplies.

Please let us know of any updates your email address to keep everyone informed.

Treasurer Report – Verbal Report

Monthly Ledger Sheets Presented for the last three months. Accepted

Reviewed status of bank accounts and budget accounts, as well as delinquent homeowner accounts.

Reimbursement for Doug Martin for Commission Report \$10

Reimbursement for Leigh Bowles – Microsoft 365 subscription renewal \$74.26

Member At Large report

Roads, Chula Vista needs grading, working on proposals, Empire is busy can not do it, reached out to another company and RL Workman said they would fit us in to do road maintenance for use

Still need more work at the bridge. This is a safety issue and will need to be repaired before monsoons this year causes more damage. HOA is liable to fix for safety of all members.

Architecture Review approved primary residence, Lot 17d, construction began

Architecture Review – 1 review requested, needs site visit

Old Business:

Speeding issue, excessive speed complaints by other members. Member asked for speed bumps and larger speed signs. 2010 minutes found to address how it was handled before, found information about that but damage was being done by the speed humps and later removed. It was done as a trial and error. Was put to a vote by the members and it was voted to be removed by members.

It might be time to revisit. A motion by non-board member to revisit this issue. Then a majority membership vote to move forward. Suggestion of larger signs. The board has agreed to post new bigger speed limit signs on both Chula Vista & Rascal Ranch.

Bridge Repair Status – more work to be done on the bridge from the last years rains. RDI gave an estimate of much higher to finish the other side. Safety concerns for travelers makes it a priority. The funds from reserve account we already have which would deplete our funds or through a special assessment. Motion to include straw poll on how to pay for the bridge work out to members. Serious Liability issues if not corrected.

New Business

- A. New speed Limit Signs – Larger signs would cost about \$100, consider speed bumps on Chula Vista.
- B. Update to Board Job Packets – forms to have updated links

Call to the Public

Larry – fees/dues are too low. Suggest Homeowners work parties for minor road work. (blading, patch potholes)

Mike M – agree some do it yourself roads. Break down road work into sections. 1-3 phases to see what the cost is. Instead of all at once to save on costs. The signs are ok but no way to enforce speed. Maybe send a letter to all members, and state the budget and all dues is being spent on the roads. All the extra construction trucks. Maybe we can stress to all members we are all the owners of the private roads and bring awareness. It could help a little bit.

Comment from Lee Christen, “could a sign be put up that says cross at your own risk to remove liability to the HOA” response was, a lawyer would need to be consulted because of liability to the HOA.

Board Vote on the following Motions : Motions Made

1. Reimbursement to Doug Martin \$10 – Commission report
Motion by Lori Stewart, 2nd by Elizabeth Graves , 3 yays 0 nays
2. Reimbursement to Leigh Bowles \$74.26 – Microsoft renewal
Motion made by Lori Stewart, 2nd by Elizabeth Graves, 3 yays 0 nays
3. Motion Made to purchase 2 larger speed limit signs
Motions made by Lori Stewart, 2nd by Elizabeth Graves, 3 yays 0 nays
4. Motion to include straw Poll regarding Remedial Bridge Work
Motioned by Sue Palmer, 2nd by Elizabeth Graves 3 yays, 0 nays

Date of next Quarterly Meeting – June 7th @ 6:30pm

Annual Meeting to be April 29th @ 2pm

Adjournment: 7:38pm