

DATE / TIME: March 16, 2022, 10:00 AM  
LOCATION: MountainView, East Room

#### WELCOME & CALL TO ORDER

Russ Soderberg, President, called the meeting to order at 10:00 AM, welcomed the assembly.

#### QUORUM (Three Board members required)

A quorum was present with Jerry Hollingsworth, Greg Morgan, Bob Petrou, Russ Soderberg present. John Ryan was absent.

#### APPROVAL OF MINUTES

January 19, 2022 meeting minutes.

January 26, 2022 meeting minutes.

MOTION: Motion was made by Hollingsworth, seconded by Morgan to approve the minutes as presented. Motion was approved unanimously.

#### READ INTO MINUTES

The following motion was approved by unanimous consent via email on January 28, 2022.

“In 2021 an increase in dues of \$15 / month was initiated for the purpose of irrigation replacement. In 2021 these funds were accounted for in Operating Funds.

It is the Board direction to remove the irrigation replacement project from funding through Operating Funds, to funding through Reserve Funds. The \$38,340 collected in 2021 Operating Funds for irrigation replacement would be moved to Reserve Funds. The allocation of dues starting in 2022 would be changed to add the \$15 / month to Reserve Fund revenue instead of Operating Fund revenue.”

#### MOTION

Motion made by Hollingsworth, seconded by Morgan, to allow for a Villas permit to be issued related to the expansion of the patio window at 63509 E Harmony Dr under the following conditions. The motion was approved unanimously.

An HOA 2 permit is required.

A Villas permit is required.

A Pinal County permit is required.

Scale drawings will be required.

Structural engineer statement of work regarding headers and framing.

Contractor doing the work to be identified.

A Villas modification waiver is needed.

Homeowner responsible to bring exterior, including painting, to match current exterior. This is at their cost.

#### FINANCIAL REPORT

Greg Morgan, Treasurer gave a brief financial update.

Reviewed February statement.

Past dues are manageable except for one homeowner where legal action is being pursued.

Will review Alliance Bank balances for other opportunities.

#### TOPICS REVIEWED / DISCUSSED

Board members and homeowners discussed Association vs Homeowner Responsibilities. The intent of the discussion was to hear issues, with the idea of publishing information for better homeowner understanding.

Roofs.

Painting & Exterior.

Windows.

Insurance.

Pest Control.

Concrete surfaces.

Landscaping.

From the discussions a few suggestions will be reviewed.

Work requests through the Cadden Management site appear to be a problem. Follow up with Cadden is needed.

Place article in Villas Voice related to insurance coverages.

Possible presentation by Insurer / agent to explain Villas insurance coverage.

Irrigation lines on top of surface.

#### MOTION

Motion made by Hollingsworth, seconded by Morgan, and unanimously passed.

“Paint and Exterior Committee to recommend three options for colors to replace the trim color (Chaparral) currently used in painting scheme 2. After Board approval of the new color, repainting of the trim and garage doors already painted is approved. The new color will be used on all new painting going forward.”

#### ADJOURNMENT

Meeting was adjourned at 11:45 AM.