

Meeting Minutes  
Canoa Vistas HOA Open Board Meeting  
Zoom Meeting  
January 13, 2023  
9:00-11:00 am

Meeting called to order by President Rod Haworth at 9:18 am

[Secretary Note: Planned Start Time of meeting delayed because of bad Zoom link]

**Board Members present:** Rod Haworth, president; Carolyn Mazaika, vice president; David Rick, secretary; Mari Spraul, treasurer; Dick Moser, member-at-large

**Association Members present:** Brenda Carlson, Liz Reep, Maureen Kirk-Detberner, Bob Newlin, Larry Brachfeld

1. Reading and approval of Meeting Minutes from November 11, 2022
  - a. Motion made to approve minutes (November 11, 2022) – Motion Carried; Minutes Approved
2. President's Report (by Rod Haworth)
  - a. Discussion of possible need to Contract a Management Company to manage certain elements of HOA Business
    - i. 3 Members of Current Board (Mazaika, Moser, Spraul) will not be remaining on board after Feb 2023 Annual Meeting
    - ii. Rod briefly reviewed Volunteer Procedure (Volunteer Form); Cathy Karras and Brenda Carlson are leading Nomination Committee
    - iii. Because of uncertainty of filling Board Positions, contracting a Management Company (MC) is an option that should be explored
    - iv. Some Reasons to consider MC: Enforcement (weeds in yards)
    - v. Several CV residents expressed view that MC is not needed

[Secretary Note: after Jan 13 meeting, on Jan 18, an email was sent out to CV residents soliciting volunteers for Board and Committee Positions]
3. Treasurer's Report (by Mari Spraul)
  - a. BMO Checking Balance of approximately \$10,204 at end of 2022
  - b. BMO Checking Balance on date of this meeting (Jan 13) is \$36,424; 2023 Dues are being deposited into BMO checking account
  - c. See Attachment A for Summary of Financials presented at meeting
  - d. Expenditures on 2022 Projects were less than 2022 Income (Dues)
4. Maintenance Committee Report (by Rod Haworth)
  - a. Mistletoe cleanup in 2022 went well - probably no additional expenditure for mistletoe work in 2023
  - b. Rod proposes \$1000 placeholder in budget for Maintenance (landscaping); will be decided in February Annual Meeting
  - c. Rod has not yet received a Proposal from Valscape for 2023 work
  - d. Weed Control (there was some discussion earlier in President's Report); all weed control discussion from earlier in meeting is summarized here
    - i. Weed Control worse this past year than most years (monsoons?)
    - ii. Weed Control bad not just in owners' yards but also in Common Areas
    - iii. Member suggestion: possibly form a "team" of residents to Communicate Issues with Weeds to residents - Deal with Weeds
    - iv. Some discussion of approaches Valscape might be using to control weeds (herbicides; weed-whipping)
    - v. Incoming Maintenance Committee should make weed control a priority

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5. Architectural Committee Report (by Carolyn Mazaika)
  - a. Continuation of Discussion on Weed Control
    - i. Full-Time Residents are being Tolerant of Poor Weed Control during Summer months by some Part-Time Residents
    - ii. Approximately 9 of 48 yards had Weed Control Issues
    - iii. Three homes in HOA have not weeded at all during the year
6. Social Committee Report (by Maureen Kirk-Detberner)
  - a. Holiday Party went off "without a hitch"; Good turnout (about 35 people)
  - b. from Carolyn Mazaika - "Committee did a Great Job on Party"
  - c. Topsy Tuesdays are going well - We have Volunteers; Now a "Pot Luck" format
7. Recommendations for 2023 Budget (to be decided at Feb 25 Annual Meeting)
  - a. Valscape - possibly Increase Budget by 10% (\$1300)
  - b. Maintenance: \$1000
  - c. Social: \$1000
  - d. Dues Increase: many Board Members - "NO": to be decided at Annual Mtg
  - e. Road Fund: Nothing decided: Probably NOT discuss Road Fund Assessment at Annual Meeting; Dick will Update on Road Condition
8. Future Meetings
  - Saturday, February 25, 2023; Canoa Hills, Saguaro Room

Meeting adjourned at 11:00 am

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Attachment A. End of 2022 Financial Summary of CV Accounts

Summary of Canoa Vistas Accounts End of 2022

BMO Harris Checking December 2022 Statement Includes 30 Assessments (\$660) to be Credited to 2023	\$	30,004.52	
BMO Harris Checking December 2022 Statement - Minus 2023 Assessments	\$	10,204.52	
<b>BMO Harris Checking as of Today Jan 13, 2023</b>	<b>\$</b>	<b>36,424.52</b>	<== Includes 41 Assessments Deposited
Contingency Savings Account (BMO Harris)	\$	8,321.67	
Contingency Reserve: BMO Harris Bank Certificate of Deposit - Interest Rate 4.0% (CD expires Nov 2023)	\$	35,366.79	
<b>Total in Contingency Accounts</b>	<b>\$</b>	<b>43,688.46</b>	
Road Renewal & Replacement Fund (EDWARD JONES): Cash	\$	37,234.24	