



## General Session Meeting Minutes

November 18, 2021

Veterans Oasis Environmental Education Center

### Board Members Present

Harlan Stork  
Nicole Hamming  
Jamie Votaw

### Board Members Absent

Randall Cameron

### Arizona Community Management Services ("AZCMS") Members Present

Bret Barnes, CMCA, Community Manager

#### I. CALL TO ORDER/ESTABLISHMENT OF A QUORUM:

At 4:31 PM, Harlan Stork called the meeting to order.

#### I. SPECIAL GUEST – CRITERIUM KESSLER

A. Dan Kessler with Criterium Kessler was present to present the Reserve Study to the homeowners present.

#### II. VENDOR & MANAGEMENT REPORT

##### A. Apex Landscape

Dakota reviewed the Apex Landscape report. Discussion only.

##### B. Hurricane Aquatic

Ron Ross presented reviewed the Hurricane Aquatic report. Discussion only.

##### C. Pest & Termite

Bret Barnes reviewed the Pest & Termite report. Discussion only.

#### III. COMMITTEE REPORTS:

##### A. Architectural Committee

Updates were provided to the homeowner's present.

##### B. Landscape Committee

Updates were provided to the homeowner's present.

##### C. Wall Committee

Updates were provided to the homeowner's present.

##### D. Pest Control Committee

Updates were provided to the homeowner's present.

##### E. Reserve Study Committee

Updates were provided to the homeowner's present.

#### IV. MEETING MINUTES:

##### A. October 2021

A motion was made by Harlan Stork to approve the October 2021 general meeting minutes as presented. Nicole Hamming seconded. Motion carried – 3:0.

**V. FINANCIAL REPORT:**

**A. October 2021**

This item was tabled as the Board Treasurer was not able to attend the meeting.

**VI. CONTINUED BUSINESS:**

**A. Architectural Review Fee**

This item was tabled as the Board of Directors needed to discuss and determine what the review fees would be.

**B. Capital Improvement Fee**

The Board of Directors was advised that adding a Capital Improvement Fee would require a vote from the community. It was determined that there will be a Transfer Fee that amounts to three (3) times the current quarterly assessment.

**A motion was made by Harlan Stork to implement a Transfer Fee of three (3) times the current quarterly assessment at the time of the property transfer. This will go into effect January of 2022. Nicole Hamming seconded. Motion carried – 3:0**

**C. CC&R/ARC Violation Policy Review from Counsel**

**A motion was made by Harlan Stork to approve the revised CC&R/ARC Violation Policy. Nicole Hamming seconded. Motion carried – 3:0**

**VII. NEW BUSINESS:**

**A. Wall Repair Project Update**

Bret Barnes, Community Manager, reached out to three vendors for bids on the wall repair project. Due to the scope of the work as well as staffing, two of the vendors responded to indicate that they are unable to take on the project. The additional vendor has not responded with a proposal.

**B. Discussion of Timing for 2022 Budget Review**

The Board of Directors set a meeting date for the review of the 2022 Budget draft. Once the budget is approved, it will be mailed out to the community.

**VIII. HOMEOWNER FORUM:**

Discussion only – No action needed.

**IX. ADJOURNMENT**

**At 6:16 PM, Harlan Stork adjourned the meeting.**

Submitted by,

***Bret Barnes***

Community Manager