



## General Session Meeting Minutes

February 17, 2022

Chandler Nature Center

### Board Members Present

Harlan Stork  
Nicole Hamming  
Jamie Votaw  
Chuck Meyers  
Jared Thom  
Randall Cameron

### Board Members Absent

None

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

Bret Barnes, CMCA, Community Manager

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

At 4:30 PM, Harlan Stork called the meeting to order.

### 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

Nicole Hamming reviewed the Pest & Termite report. Discussion only.

#### D. H2Ology

Ron Ross reviewed the H2Ology 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. Lake/Pump Room Committee

Updates were provided to the homeowner's present.

#### F. Lighting Committee

Updates were provided to the homeowner's present.

#### G. Social Committee

Updates were provided to the homeowner's present.

**H. Finance Committee**

Updates were provided to the homeowner's present.

**IV. MEETING MINUTES:**

**A. January 20, 2022**

**A motion was made by Harlan Stork to approve the January 20, 2022 meeting minutes. Nicole Hamming seconded. Motion carried – 6:0.**

**V. FINANCIAL REPORT:**

**A. December 2021**

This item was tabled as the financials are being revised by the AZCMS Accounting Manager, Kathy Marin.

**VI. CONTINUED BUSINESS:**

**A. Entrance Monument Rehabilitation Progress**

**B. Wall Painting**

**C. View Fence Repair/Painting**

**A motion was made by Chuck Meyers to approve the proposals for items A, B, and C in the amount of \$156,617.00. Nicole Hamming seconded. Motion carried – 6:0.**

**D. Fine Policy Mailer**

Bret Barnes is to prepare the mailing for the revised Fine Policy that was approved at the November 2021 Board of Directors Meeting. The policy will go into effect in mid-April.

**VII. NEW BUSINESS:**

**A. Vendor Service Contract Renewals**

The contract renewals will be reviewed for approval at the March Board of Directors Meeting.

**B. Baseline Enforcement Tour**

Chuck Meyers and Bret Barnes conducted a base line enforcement tour to address outstanding compliance issues in the community.

**C. Landscape Refurbishment Plan – Phase I**

**A motion was made by Jaime Votaw to approve the proposals from Apex for Phase I in the amount of \$105,912.16. Harlan Stork seconded. Motion carried – 6:0.**

The items included in the proposals were pre/post emergent spraying, granite replenishment, tree/shrub replenishment, and dead shrub removal.

**D. Meeting Signage**

The new signs were approved by the Board of Directors and placed out prior to the meeting. Apex will see if they have room to store the signs since they will be responsible for placing them out and picking them up.

**E. OSR Website Update**

**A motion was made by Nicole Hamming to pursue transferring the HOA site and to put together a transition plan. Chuck Meyers seconded. Motion carried – 6:0.**

**F. CPA Review Meeting**

Chuck Meyers provided an update to the Board of Directors and homeowners present.

**VIII. HOMEOWNER FORUM:**

Discussion only – No action needed.

**IX. ADJOURNMENT**

**At 6:31 PM, Harlan Stork adjourned the meeting.**

Submitted by,

***Bret Barnes***

Community Manager