

SIERRA VILLAS NORTH HOA

BOARD OF DIRECTORS MEETING

DATE: Thursday, October 19, 2023
TIME: 2:00 PM
LOCATION: Ramada

CALL TO ORDER

The meeting was called to order at 2:00 PM.

HOMEOWNERS PRESENT

14 owners present (see sign-in sheet)

ROLL CALL

Board Members Present:

Sarah Peterson	-	President
Gary Ogilvie	-	Vice President
Elaine Aldrete	-	Treasurer
Becky Meyer	-	Secretary
Helmut Boehl	-	Director

Management: Gabriel Noriega - GNC Community Management

QUORUM (5)

A quorum was present to conduct an official meeting. Mrs. Peterson called the meeting to order.

APPROVAL OF MINUTES

- The minutes of the September 21, 2023, Board of Directors & Executive Session Meeting were reviewed.
A motion was made to approve the minutes as corrected. The motion was seconded and approved.

FINANCIAL REPORT

- The Board reviewed the September 2023 financial report as presented.
A motion was made to approve the financial report as presented. The motion was seconded and approved.

PRESIDENTS REPORT

- Mrs. Peterson thanked everyone for coming to the meeting. Mrs. Peterson said that some winter residents are back, and others are on their way. She spoke about a harmless individual that wanders in the community, he is harmless and just enjoys walking around.

COMMITTEE REPORTS

- ARC Committee - Mrs. Peterson stated that there were 0 applications reviewed and approved this month.
- Parking Committee - Mr. Ogilvie stated that everything is fine, two temporary parking passes were issued.
- Pool Committee - Mr. Ogilvie stated that the pool is looking good. The jets at the spa were repaired.
- Activities Committee - Mrs. Shy was not in attendance to give a report.

MANAGER REPORT

Mr. Noriega presented the Board with a written report. Below are noted action items:

- **Landscaping** - Serviced by JA&A Landscaping Company. No issues reported.
- **Other Items** - Mr. Noriega wanted to know if Jose from Saguardo Asphalt has been to the property to see the work. Mr. Ogilvie stated no, Mr. Noriega will call him.

BUSINESS

- a. **Property Inspections by ARC Committee** - The ARC Committee inspection went very well, there were only 5 violations noted. All others have been taken care of.
- b. **Roofs in the Community** - Mrs. Peterson asked owners to please check their roofs, there were two roofs that were leaking lately.
- c. **Ramada Improvement Update** - The construction workers were present to give an update. They stated that the final inspections just happened, and the work will be finished in 3 weeks or less.
- d. **Road Repair Update** - Mr. Ogilvie obtained more bids for the work to be done, Mr. Noriega will get a hold of Jose to provide a bid for the street repairs.
- e. **Critters in the Community** - Mrs. Peterson stated that there are cockroaches in the pool bathrooms. Mr. Peterson will purchase a spray to kill them.

HOMEOWNER OPEN FORUM/COMMENTS

- Speeding in the community was discussed, it was suggested to add more signs.

NEXT MEETING

- The next meeting will be Thursday, November 30, 2023, starting at 2pm.

ADJOURNMENT

Motion: With no further business, Mrs. Peterson made a motion to adjourn the meeting at 2:51 PM. The motion was seconded, all were in favor and the meeting was adjourned.