

SIERRA VILLAS NORTH HOA

BOARD OF DIRECTORS MEETING

DATE: Thursday, November 30, 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 (absent)

Management: Gabriel Noriega - GNC Community Management

QUORUM (4)

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

APPROVAL OF MINUTES

- The minutes of the October 19, 2023, Board of Directors & Executive Session Meeting were reviewed.
A motion was made to approve the minutes as submitted. The motion was seconded and approved.

FINANCIAL REPORT

- The Board reviewed the October 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 welcomed back the winter residents. Mrs. Peterson talked about the angels in the community that help others in need, she gave examples. Mrs. Peterson stated that Ms Judy Smith passed away recently. Mrs. Peterson 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. The Committee will be doing an inspection of the community coming up, she added that the Board is looking at fencing and gates in the community they might need be painted soon.
- Parking Committee - Mr. Ogilvie stated that as it happens every year, there have been several visitors passes handed out. Still there is no parking on the street at night.
- Pool Committee - Mr. Ogilvie stated that the pool is looking good. Discussion ensued regarding covering the pool or not. The Board will get more information to make a decision on this topic.
- Activities Committee - The Christmas Party is coming up on December 16, 2023, at 1pm. The committee is asking for owners to RSVP, please look at newsletter for more details.

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 obtained a bid from Saguaro Asphalt for the roads, on agenda for discussion.

BUSINESS

- a. **Ramada Improvement Update** - The construction has been completed, the Architect has inspected and submitted the information to Pima County for their final inspection, which should happen in the next couple of weeks. Needs a few touch-ups on the paint but it will be completed by the time Pima County inspects it.
- b. **Road Repair Update** - Mr. Noriega presented the Saguaro proposal for the roads. Mr. Ogilvie stated that Bates Asphalt was still the better option. No decision from the Board at this time.
- c. **Annual Meeting Date** - The Annual Meeting will be Saturday, January 20, 2024 starting at 10 am at the Church. There are two vacancies this year. More information to follow.
- d. **2024 Draft Budget** - Mr. Noriega presented the 2024 draft budget with no dues increase. The Board reviewed the budget and approved it.
- e. **Maintenance on Individual Lots** - As stated in the ARC Committee report, the ARC Committee will be doing inspections of the homes in the next few days to include common area items such as landscaping, painting, etc.
- f. **On Street Parking** - As stated in the ARC Committee report, the Committee will be looking at parking as well.

HOMEOWNER OPEN FORUM/COMMENTS

- Speeding in the community was discussed, it was suggested to add more signs, there was an example of delivery trucks flying through the community and missing the stop signs.

NEXT MEETING

- The next meeting will be the Annual Meeting.

ADJOURNMENT

Motion: With no further business, Mrs. Peterson made a motion to adjourn the meeting at 3:15 PM. The motion was seconded, all were in favor and the meeting was adjourned.