

# SIERRA VILLAS NORTH HOA

## BOARD OF DIRECTORS MEETING

**DATE:** Thursday, September 21, 2023  
**TIME:** 2:00 PM  
**LOCATION:** Ramada

### CALL TO ORDER

The meeting was called to order at 2:02 PM.

### HOMEOWNERS PRESENT

17 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 29, 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 August 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 owners in Sierra Villas North are going through some tough times, she asks that others reach out and show support. Mrs. Peterson commented on owners showing community support, she gave examples of owners helping owners.

### COMMITTEE REPORTS

- ARC Committee - Mrs. Peterson stated that there were 3 applications reviewed and approved this month.
- Parking Committee - Mr. Ogilvie stated that everything is fine.
- Pool Committee - Mr. Ogilvie stated that the new pump was installed. He added that the pool needed to be closed for a couple of days due to algae, which was treated and the pool open.
- Activities Committee - The committee will be meeting in October to plan the events for the fall and winter.

### 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** - Pro-Asphalt did not finish the job and he is MIA. Mr. Noriega spoke to Jose from Saguro Asphalt, who agreed to finish the job.

### **BUSINESS**

- a. **Property Inspections by ARC Committee** - The ARC Committee will be doing an inspection of the property on Monday, October 2<sup>nd</sup>, 2023. They will email violations if needed and for more serious and ignored violations Mr. Noriega will be notified.
- b. **Parking Review** - Nothing to Report.
- c. **Ramada Improvement** - The Board stated that the crew is still working on the project it should be a few weeks to completion.
- d. **Road Repair Update** - Mrs. Peterson stated that Pro Asphalt did not finish the agreement. Mr. Noriega spoke to Saguaro Asphalt, and they would be finishing the project.
- e. **Results of Pool Visitor Passes** - Mrs. Aldrete stated that the results were 10 yes votes, 2 no votes. The Board will work on the details of the passes.
- f. **ACH Changes** - Mr. Noriega explained that the third-party vendor, Paylease started charging \$2 per transaction starting in September. Owners on ACH will be seeing this new charge on their account. He added that owners can opt out of this payment method and use one of the other methods.

### **HOMEOWNER OPEN FORUM/COMMENTS**

- None

### **NEXT MEETING**

- The next meeting will be Thursday, October 19, 2023, starting at 2pm.

### **ADJOURNMENT**

**Motion:** With no further business, Mrs. Peterson made a motion to adjourn the meeting at 2:59 PM. The motion was seconded, all were in favor and the meeting was adjourned.