

# AGENDA

## Saguaro View Management, Inc.

### Regular Board Meeting

August 31, 2019—8:30AM-11:30AM

**NEW LOCATION→ Sun City West Foundation--Quail Room ←NEW LOCATION**

**14465 W. R H Johnson Blvd.**

**Sun City West, AZ 85375**

- 8:30AM Call to Order, President Smith
- Roll Call & Quorum, Secretary Molera
- Approve meeting agenda
- Welcome and Introduction of Guests, President Smith
- President's Comments – Carpenter Hazlewood Legal Fee 2019 April-June Invoices.  
**NOTE:** Directors and meeting attendees should have printed copies of these invoices posted on the Saguaro View Website.
- Approval of Minutes – July 20, 2019, Secretary Molera  
**NOTE:** Directors and meeting attendees should have a printed copy of the July 20, 2019 DRAFT meeting minutes in hand if they have corrections prior to approval. Because of their length and in order to conserve time, these minutes will not be read out at the Board meeting.
- Treasurer Sosa's Report & Approval
  - Approve SVM Board Policy re: Members in Good Standing
- Delinquencies Report, President Smith
  - Approve sending outstanding assessment delinquencies to attorney.
- Unfinished Business
- New Business
  - Report—Bank of Omaha Bank CDARS CDs
  - Report ---Mahoney Group Insurance
  - Approve Mahoney Group Insurance Plan
  - Ad Hoc Document Review Committee Report & Recommendations
  - Ad Hoc Water Committee Report & Recommendations
  - Ad Hoc Roads Committee Report & Recommendations
  - **Next Regular SVM Board meeting tentatively September 28, 2019**
- Adjourn

### **Saguaro View Management, Inc., Executive Session**

- Call to Order, President Smith—**Authority A.R.S. § 33-1804.** This meeting is closed and will concern those issues cited herein. The Secretary will take minutes of the meeting and place them in the confidential records of the Association as per **A.R.S. § 33-1805(B3-5).**
- Approval—Confidential motion(s) pertaining to legal counsel and document compliance.
- Adjourn

## SVM President's Corner—August 2019

As mentioned in my July President's Corner, the Saguario View Board of Directors is trying to reduce our operating costs where possible. One area where we can make a difference is cutting our monthly/quarterly membership notification USPS mailing costs and be more efficient by using email notifications.

For example, to deliver this notification (required by Arizona Statutes – A.R.S.) of the August 31, 2019 SVM Board meeting and related materials to all Saguario View Property owners via USPS mailing will cost approximately \$300. Under normal circumstances, we would be sending out 4 to 5 such mailings annually (\$1,200 to \$1,500). However, the present SVM Board will be reviewing/revising our community documents over the next months. In reality, all of these documents were written in the 1980s and 90s and are badly in need of updating to comply with current A.R.S. Ultimately, that will require the SVM Board to send all SVHOA property owners a more extensive/heavier/costlier mailing.

For those of you who agree to receive our notifications via your email address, this will be a much faster and more efficient way of getting this information to you. And, it will be much less expensive because a 5 or 6 page document can be attached for no cost whereas it costs considerably more via USPS. Some of you responded to my request last month and have given us permission to use your email address. **Thank you and you do not need to reply if you already responded to my earlier request.**

These addresses are held securely and separate from the Association's membership list by our property manager Colby Mgt. and may be used only for proper notification by Saguario View Mgt. **If you agree to receive SVM notifications via your email address, please fax or email your email address to: 623-977-3577 or [frontdesk@colbymgt.com](mailto:frontdesk@colbymgt.com)**

On another pressing matter, earlier this month, legal counsel advised the SVM Board that the confusing language in Paragraph 3 of our CC&Rs does obligate the Association to maintain those roadways "dedicated over and across "The Property". "The Property" is defined in the un-numbered first paragraph of the 2003 Restatement of Declaration of CC&Rs by the original developers (Declarant) and includes only those roads therein which are Duane Lane, Morning Vista Lane, and Skinner Road. These roadways were, and remain, mostly dedicated "Private". The remaining, approximately 80%, of the roadways within Section 30 are dedicated "Public" and periodically maintained by the City of Surprise **at no cost to the Association.**

**Since 2007, SVM Mgt. has spent nearly \$170,000 grading these "Private" dirt/dusty roadways that account for only about 20% of the roads within Section 30. This year, SVM Mgt. has expended \$8,550 on these roads; an amount that will increase to \$12,870 if we are required to grade them again this year. This translates to over half (55%) of our 2019 SVHOA Annual Assessment spent on grading these "private roadways"! The SVM Board will be addressing this disproportionate drain on our financial resources.**

In addition, and as per the attached Agenda, the SVM Board will be considering changing our insurance coverage from State Farm to a much more comprehensive policy provided by the Mahoney Group, the largest independent insurance agency in Arizona.

Finally, we are attempting to make our website more informative for property owners. Please visit <http://saguaroview.org/>

Thank you for your attention.

James D. Smith, President, Saguario View Mgt.