

# **SAGUARO VIEW MANAGEMENT, INC.**

## **Board of Directors Scheduled Meeting Minutes**

Saturday, August 31, 2019  
08:30 AM - Sun City West Foundation - Quail Room

SVM scheduled meeting held by sitting Board of Directors (Jim Smith, Newilda Sosa, Martin Rankin, Ron Minchella, Rick Molera) was, primarily, to address & review Association agenda items. Propose motion(s) for action, after Board deliberation, with Member input; culminating with a Board vote to either approve or decline seconded motion(s).

Meeting called to order by President Smith at 08:30am

Nine SVHOA members were in attendance: Morgan, Westwood, McCulley, Fleming, Fischetto, Evans, Greenawald, Phillips, and Oldham.

Secretary Molera completed roll & quorum call - All Directors present, quorum confirmed - Ron Minchella joined via conference call.

**Motion #1:** Move to approve AUG 31 meeting agenda  
Point of information - Ron Minchella, stated document committee report not  
Included in meeting agenda – President Smith pointed out  
Document committee report noted under new business  
**Motion-Smith, 2nd-Sosa & Passed-4 yay & 1 nay**

President's opening comments – Since it was requested at the close of the July 20th Board meeting, Jim Smith discussed the Carpenter Hazlewood invoices for litigation he brought against the previous SVM Board. He noted three instances where the previous Board could have turned away from the matter and avoided considerable expense. He also noted that neither Carpenter Hazlewood nor any director on the previous Board looked into our insurance coverage. Jim Smith did and recovered over \$26K of our legal costs.

Approval of 07/20/2019 & 08/19/2019 Board meeting minutes.

**Motion #2:** Move that the 07/20/2019 draft scheduled meeting minutes, as noted on our website, be approved  
**Motion-Smith, 2nd-Sosa & Passed-3 yay & 2 nay**

**Motion #3:** Move that the 08/19/2019 special meeting minutes, as read by Secretary Molera be approved  
**Motion-Smith, 2nd-Sosa & Passed-Unanimous**

**Delinquencies Report:** President Smith explained the new Colby Mgt. Collection Program approved by the Board at the August 19 th special meeting of the SVM Board. This program applies to collection of Annual Assessments. Delinquent water bills are covered by other Colby procedures; water turned off only during “non-summer” months.

Phase 1 - Demand Letter Mailed - cost \$40 Colby charge & \$25 certified mail  
Phase 2 - Travis Law Firm - sends 2nd demand letter via U.S. Mail - \$200 cost  
Phase 3 - Foreclosure process initiated.

As of July 1, total water bill & yearly assessment delinquencies equaled \$7,200. President J. Smith sent letters, at his expense, to all delinquent members asking payments be made, or the above delinquency procedures would be executed. As of the August 31 Board meeting date total water bill & yearly assessment delinquencies equaled \$2,700.

**Motion #4:** Move the Board send remaining accounts in delinquency to Colby for processing  
**Motion-Smith, 2nd-Molera & Passed-Unanimous**

Five-minute recess taken from 9:12am to 9:16am

**Treasurer Report:** Director Sosa's report read, reviewed & confirmed via member monthly financial statement

**Motion #5:** Move for Board approval, as read, Newilda Sosa's Treasurer report  
**Motion-Smith, 2nd-Rankin & Passed-Unanimous**

**Unfinished Business** - NONE forwarded and/or pending.

**New Business.**

President Smith reported - Bank of Omaha CDARS CD purchases proceeding as planned & as approved.

**Motion #6:** Move the Board accept The Mahoney Group for our Association's insurance carrier. **Motion-Smith, 2nd-Molera & Passed-Unanimous**

**Amendment of CC&R's:** Review Saguario View Association Section 3 of the Declaration of Covenants, CC&R proposed amendment revisions.

**Motion #7:** Move the SVM Board approve the Amendment to Section 3 of the Restated CC&Rs for Saguario View Mgt. as proposed by Bainbridge Law. **Motion-Smith, 2nd-Sosa**  
Open deliberation by membership.,

**Motion #7a** – Ron Minchella proposed an amendment to the main motion; I move that the Saguario View Mgt. send the amended and restated draft copies of the Red and Blue draft to include a clean copy of the amendment. **2nd-Rankin** - Required Board deliberation completed. Ron Minchella "Asked for the Question"  
**Motion passes - 3 Yay & 2 Nay.**

**Ron Minchella made a sub motion:** I move that the Ballot to the Amendment to the CC&R's be rewritten to include the information removal of the grading and maintenance of the roads within Saguario View. **No Second**, Board and membership deliberation pursued with no further discussion or vote on the sub motion.

**Due to time constraints MOTION to adjourn by President Smith & 2nd-Sosa - Unanimous Adjournment at 11:02am**

Respectfully submitted,  
Rick Molera Secretary

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