Minutes of Meeting

HOA Board Canoa Estates II

Date: September 16, 2024
Time: 3:00 PM

The meeting was called to order by President, Art Graveley at 3:00 pm

Board members present were: President Art Graveley, Treasurer Dick Kilbride, Secretary Pat Edwards, and Maintenance Chair Wes Elder. Vice President Conrad Bye excused absence.

Minutes from April 8, 2024 meeting were approved. Motion for approval was made by Dick Kilbride and seconded by Art Graveley. All in favor.

Treasurer's Report: Dick Kilbride

August 2024 financial were provided by Dick. Current balance will be affected by today's road maintenance. Time deposit matured this month, and funds were transferred ~~for~~ to road maintenance account.

P&L sheet: income is based on lot transfer fees. Expenses ground maintenance – thinks we're still within our budget. Liability insurance payment expected later this year but will stay within budget as well.

Road maintenance fund is on budget.

There were no questions.

Pat made a motion to approve the Treasurer's Report. Wes seconded, and all were in favor.

Old Business:

1. WaFd Bank Update: Art Graveley

   We consolidated all our accounts to WaFd bank to simplify bookkeeping and get better interest ~~for~~ on CD's. Closed BMO Harris accounts in February.
   There were no questions.

2. Street Paving Update: Art Graveley

   Poly chip is done today; tomorrow they will do temporary striping. In October they will do the final seal coat. No exact date yet.
   There were no questions.

3. Dropping fine for 3561 Tejedor: Art Graveley

   Art reviewed the issue. Recommends that since the homeowner fixed the issue, we wave the fine. This violation had to do with wrong paint color on new stucco siding. Dick moved to waive the fine. Pat seconded the motion. All in favor. There were no questions.

4. Painting the monument: Art Graveley

   Art recapped that when we put out the proposed color scheme in the June president's email, the few responses we received were critical. We did receive an email from a homeowner (Art read for the meeting.) who commented that their experience as a realtor finds the design dated and off-putting at the entrance. This resident submitted another option for colors. Art randomly surveyed a few homeowners and found most preferred the new options. Art showed six mockup options in the meeting. There would be the addition of a neighborhood "emblem". Per the original monument committee's recommendation, Art recommended we submit the options to the residents in a survey. Pat thought six were too many options, that we need a short list. The meeting attendees voted to keep the hedge, which reduces the option to three.
   Pat will prepare a survey form to send out to residents.
   Question: Which did the realtor choose? They provided one of the options.
   Question: Are these our recommended house paint colors? No.

5. Zelle for Payments Update: Pat Edwards

   We will be able to use Zelle electronic payments in January for HOA dues. Zelle has no cost for either the sender or receiver.
   There were no questions.

6. Estate sale prohibition: Art Graveley

   Art recapped our difficulty contacting TC & Associates and J&J vendors, wondering if we should increase the fine to $1000 for any offense. Pat noted she did contact them through their Facebook pages, and she updated our own website with more "estate sale" information. Recommended that we table any additional AGR changes until we can contact those two vendors.
   Question: Isn't it the homeowner who is responsible? Yes.

New Business:

1. Budget Planning for 2025: Dick Kilbride

   Dick recommends we have a budget planning committee meeting like last year where each board member brings another resident to represent the homeowners. Ideally, the meeting would be around the middle of November and work from a budget draft Dick will create.
   We may have to raise dues 5 or 10% to meet potential price increases. We cannot raise dues more than 20% in one year (prohibited by statute).
   Dick also recommends we move more funds into the road maintenance account to meet future road work costs. If not, we risk having to do an ad hoc assessment.
   November 13th is tentatively scheduled for the budget planning meeting.
   Pat noted that other HOAs have added a special road assessment to new purchases in addition to the title transfer fee. This should be discussed at the budget planning meeting.
   Question: dues are now $540, you're proposing $603? Yes

2. Financial review: Art Graveley

Art contacted Residents Ed Stamy and Barb Southard to do a financial review. Ed recommended the review ~~should~~ be done at the start of 2025. It is cost prohibitive to have the review done by anyone external. Appreciate these two residents stepping up for the task.

3. Landscaper contract renewal: Art Graveley

   Our landscaping contract is up for renewal the first of January. Art recommended Conrad to lead the review with Wes Elder and Gar Holley assisting. Art recommends This process should start in October with submission by early November so the board can do a review. Pat noted we may not get any responses to our proposal—this has happened before.

4. Maintenance cycle for common areas: Wes Elder

   Wes showed the chart of the 8 sections of common areas. The landscapers try to stick to the schedule unless there is something specific from monsoon storm impact. They work the sections with more visible weeds first and currently do only do 5-10 feet back from street/house.
   Now that most of the rains have tapered off, the landscapers should be able to get back to the schedule. Most recently did the back side of Gloria 7,8,2 zones and that area is completed.
   We've had this current landscaper about five years now and he knows our neighborhood well.
   They have had an extra guy has been on for a month, but that will end soon.
   We have told the landscapers to concentrate on high visibility areas first.

   Comment: With the area nearest the street clean, you can also see snakes more easily, too.
   Question: Does anyone walk the access road? Resident had a landscaper refuse to use it, how is it maintained?
   It is not a public access road and the county does have an access easement on it. The HOA landscaper uses it.
   Question: What is the standard for weeds in a yard for snowbirds and homeowners?
   There are standards in AGR. The HOA sends an email and sometimes a street captain sends a "gentle" email letting the homeowner know weeds are too much on their property. We assess fines only in extreme cases. The HOA has stepped in and cleaned up a property only when it was vacant.

5. Common area plantings between and behind houses: Pat Edwards

   Pat has been approached by a couple of homeowners asking who is responsible for trimming shrubs and trees homeowners plant in the common areas. It can be confusing to the landscapers – if they should trim them or not. Should we prohibit plantings by the homeowner? It's fine if they maintain it while they live there, but what about after the sell?
   Recommend we table this issue for now.
   Comment: Maybe we could allow only items in pots.

6. New Resident Letter: Art Graveley

   Conrad recommended board send a letter to new residents. Pat read the draft of the letter. All agreed it would be a good idea.
   Dick made a motion to accept the new resident letter, Wes seconded. All were in favor.

7. Solar panel architectural guidelines: Art Graveley
   One of the arch committee members stated that there should be more details in request for solar panels, such as height, placement, etc. We have had several solar requests in the past year. The HOA doesn't currently have any standards for solar installation. Peg will check with solar companies for more information. Pat found the Arizona statute and forwarded to the board members. Arizona statute requires solar be permitted to be installed irrespective of HOA rules.

Committee Reports:

Maintenance: Wes Elder

The summer monsoon season has left its mark on our area with the excessive amount of grass and weeds that have invaded CEII. Jose and his crew have had a challenge in keeping up with the overgrowth. Certain zone areas have witnessed a more prevalent weed presence; thus Linda's Landscaping crew have had to work on areas with the most obvious weed growth in very visible areas. This has caused a interruption in the zone coverage schedule. It seems that the monsoon rains have subsided considerably, enabling Jose and his crew to be on a more normal schedule. Here are the highlights of work done the past 3 months.

- Landscaping work was done on the north side of Grajo, from the sidewalk up 5 ft. New week barrier fabric and rock was placed along this area, from the corner house on Gloria to the first house on the north side of Grajo.
- A-1 tree trimming service did some clean-up on the large mesquite tree on the corner of Zanco and Avefria. A very large limb was removed along with other dead branches. (2 months ago). Since that time, two more limbs have died. Art and Wes have deduced that this tree is dying. The board will have to make a determination whether to try and save it, or have it cut down.
- On zones 1-8, Jose and the crew, per instructions, have weed whacked 5-10 feet up from the street. Within the next month, they will go back and finish the weed clean-up, except for zones 2,7, and 8, which has already been done.
- Art and Wes did some major limb removal on a Palo Verde tree on Avefria. Two large limbs had already broken off from storms. There were many more dead limbs and branches, and low hanging foliage that was trimmed up. There is a large pile of debris which Jose will haul away.

Jose has filled his trailer with trees, branches, and weeds nearly every week. He has had to make a few extra dump trips, which has cost him extra dollars. These charges were passed along to the HOA. Art has doubled checked these fees to make sure everything is on the up-and-up.

He has also added one more worker these past few weeks to help catch up on the HOA landscaping maintenance. Art did approve this decision. We will be asking Jose to work a few Saturdays to further assist in the overall clean-up of the neighborhood.

We are asking residents for a little extra patience in Linda's Landscaping efforts. Weeds, grass, and trees do not grow in certain areas. It happens everywhere. We are asking Jose to work on the most visible areas first and that is what he has been doing this last month.

Architectural: Peg O'Connor

February 2024: - No request.
March 2024: 3/12/2024 - 1644 Grajo - Remove rotten T-111 and replace with stucco. / Approved
April 2024: 4/18/2024 - 1650 Grajo - Replace South and East side rotting T-111 with stucco. / Approved
May 2024 - No request. HOA Secretary emailed the resident at 1631 Grajo regarding possible work being done sans an architectural request. Need to follow up with Pat and the resident on this.

June 2024 - No request.
July 2024 - No request.
August 2024: 8/7/2024 - 1792 Gloria - Install new windows with bronze exterior trim / Approved
8/29/2024 - 3410 Ramita - Install solar panels on roof of residence / Approved
September - No requests

INSPECTIONS PERFORMED:

- 3420 Ramita (3/22/24)
- 1869 Gloria (4/2/24)
- 1879 Gloria (4/2/24)
- 3490 Ramita (4/2/24)
- 1829 Gloria (5/16/24)
- 3569 Estornino (5/31/24)
- 3481 Avefria (5/31/24)
- 3551 Urraca (5/31/24)
- 1880 Zanco (9/13/24)

The Architectural Committee does these inspections ONLY when a home is listed for sale. They will NOT be walking around the neighborhood doing random inspections.

GVC Committee: Pat Edwards
The Green Valley Council has several community forums planned for the end of 2024 and into 2025.
For example, there is a Park Advisory meeting Oct 8th if you are interested in GV parks.
If you don't get the email from GVC, please let me know and I can connect you to their email list.

Social Committee: Cindy Elder
The HOA has had two socials since the last board meeting.
A call went out for a volunteer to replace the barbecue hosts for Farewell Friends but had no takers. The social committee had a potluck instead, but was still well received. That is the only event done to bring in funds to the committee. Those funds are used to enhance other socials like the wine tasting, etc.
The Social Committee has a meeting this week to discuss.
Monsoon madness with summer Olympics theme for the potluck. Also well attended.

The next social event is the October 17th – a Thirsty Thursday Social
The next HOA meeting will be December 2nd.

With no further business, Pat made a motion to adjourn the meeting, seconded by Wes. All were in favor.

The meeting was adjourned at 4:25 pm.

Respectfully submitted,
Pat Edwards
HOA Secretary