Canoa Estates II

Regular HOA Board Meeting
09/15/25

Meeting called to order by President Pat Edwards at 3:00 pm

Present: Pat Edwards, President; Wes Elder, Vice President; Dick Kilbride, Treasurer; Secretary, Denise Schmidt; Maintenance Chair, Richard Ricksecker.

Motion by Kilbride to approve minutes of April 7, 2025 HOA meeting, seconded by Elder and motion carried

Treasurer Report given by Kilbride- Board liability insurance bill due and is same as last year. Motion to approve payment by Ricksecker second by Elder. Motion carried. There is about $5500 remaining in Grounds Maintenance Extra fund. We will get a current estimate to finish curb graveling on Ramita and proceed if funds are adequate. $12,400 was added to Road Maintenance Fund this year compared to $9100 in 2024. Decrease in money on hand is due to the cost of repaving Gloria.

Old Business

Trash Vendor Contract

Republic will remain our trash vendor. The contract is for 5 years with increase capped at 5% for years 2,3,4, 5. Included is one 40 yard roll off for bulk disposal for community use per year. Cost is $15.50 per month billed to each household. There will be no charge for vacation holds. Motion to approve contract by Edwards, second by Ricksecker. Motion carried

Zanco Curb Gravel Work

The gravel work on Zanco was completed. Edwards will get a current estimate for curb gravel on Ramita from Zanco to Gloria.

Flagpole Path Options

Edwards talked to Canoa Estates I president after their path was paved by the county. There was a survey that determined their path was county property. Since our path is not county property, the maintenance is our responsibility. Edwards is still trying to find county funds through a grant or cost share. No action to be taken at this time

Security Camera Policy

It was decided to add language to the AGR stating new installations shall require an Architectural permit for location placement approval and that all camera placements in the community must comply with Arizona statutes ARS 13-3019 https://www.google.com/search?q=ars+13-3019 and ARS 13-1424 https://www.google.com/search?q=ars+13-1424 if there are disputes.

New Business

Date for Republic Community Dumpster

It was decided to get the dumpster when snowbirds are here sometime around the 1st of February accommodating Republic's schedule. We will get specifics before the next meeting as to how long it can be in place.

Board Director Positions Opening

Announced by Edwards that at least two positions will be open in 2026. Suggested that board members inform and recruit candidates when meeting community members. Candidates that possess MS Office skills and accounting skills should be especially encouraged.

Policy Clarification for Moving Containers

Current policy allows PODS type moving containers to be in homeowners driveway for 72 hours for

loading or unloading. Additional time or placement in the road requires Board approval. No further action taken.

Policy Regarding Residents Making Changes to Common Areas

Current policy requires that a Maintenance Request needs to be submitted for approval of any plantings or changes a resident wants to have made to the common areas. No further action taken.

Committee Reports

Maintenance

Weeds in the common areas are present but the landscaper is waiting to apply spray when rain is not forecast. Ricksecker approached the county for permission to maintain HOA property from the county park side. The county requirements for liability insurance and bonding make the costs prohibitive so this will not be done. An agave bloom in the Camino Del Sol road median was trimmed at the request of Canoa Vistas II with whom we share responsibility. A joint median maintenance account no longer exists and any maintenance going forward will be on a case by case basis.

Architectural

Peg O'Connor reported one resale inspection was done and one Architectural request was approved and the work was completed.

GVC

There was nothing from GVC reported

Social

Cindy Elder reported that the next social is Thursday, September 18, 2025 and will be a Tailgate party.

With no further business Ricksecker made a motion to adjourn the meeting, seconded by Elder. Motion carried. The meeting was adjourned at 3:59pm.

The next HOA board meeting will be December 8, 2025 at 3 pm in Room A, Desert Hills.

Respectfully Submitted,

Denise Schmidt, Secretary
Canoa Estates II