

Tucson Country Crossing- Annual Meeting

Present: JP, VB, CS, TC, PP, BS

Absent: None

Guests: Cooper and Doll

Quorum: "Qualified quorum" w/ 28 ballots

Called to order: 6:40pm by JP

Introductions of Board of Directors- each director gave a brief introduction for the residents present

Introduction of Management Company representatives

Prior year's minutes

Joseph Parra was only officer on board and indicated that officers of the Board have to approve the minutes

BS motioned to accept minutes as presented, TC 2nd. Motion carried.

Financial report:

Provided balances in operating account and reserve account as of 12/31/12.

Explanation of Red Rock Financial Services to homeowners present.

Explanation of current finances and the board's goal to ensure that income can meet operating expectations as well as long term capital expenditures and replacements.

TC motioned, CS 2nd to accept financial report as submitted. All in favor.

President's Report:

- Retained R&G for Management Services. Prior Manager, Danielle McPherson, resigned. Board decided to move to professional management.
- Resignation of 3 HOA Board Members- Jeenee DelVecchio, Lloyd Wundrock, and Keith Pullen
 - Keith Pullen- did a lot work around the neighborhood- repairs, replacements- at little or no cost to the HOA.
- Transition took about 90 days
 - Records
 - Billing statements
- Problems w/ moving toward more technology- all computerized. Spending more time in front of a computer. Learning experience for board members but it is for the benefit of the Association.

- Entering into a contract w/ RRFS Collections services- benefit because of the mostly No Cost collections model so it gave the board a tool to go after accounts that are in arrears \$150.00 or more.
- Compliance surveys- still in transition process w/ R&G and will arrive accommodation with what's involved in this process. Done so w/ the idea of fostering cooperation and compliance not adversity w/ homeowner. Maintain the quality of life that the Board aspires to for the neighborhood.
- More use of website- do hope to have more communication w/ community members encouraging them to visit the site to view correspondence and newsletters regarding the association. Goal is to collect more information- telephone and email address from residents to utilize for communications efforts.
- All operations of the Board is through the Governing Documents.
- Domain of the website expires in March 2013
 - \$175.00 for 9 years
- Contracting w/ server to host website
 - Currently hosted by Keith Pullen's business
 - New board will have to decide if it will continue this way or moved to a separate server
- Accomplishments:
 - Completion of the TCCHOA entrance sign
 - Management Company- Contract
 - RRFS- Contract
 - Enhancement of website + newsletter- much more conducive in conveying information to the membership.
 - Hosting TCCHOA spring and fall BBQ
 - Hosting TCCHOA spring and fall community yard sale
 - Construction and installation of pet waste stations and signs
 - Placement of traffic control signs- on-going measure, involve a lot of community participation. Speed humps, speed limit signs, stop signs, etc.
 - Pool Maintenance
 - Salt Cells and circuit board
 - Light fixtures- repairs and/or replaced
 - Replacement of address tiles
 - Flow gauges
 - Repair and Replacement of plexi-glass to bulletin boards
 - Repair to gate entrance monitoring system
 - Adopted No Smoking Policy for pool areas
 - Curb painting
- Vandalism
 - Incidents of graffiti on outside walls in the past 4 years
 - Attempts made to form neighborhood watch committee, install a CCTV system, etc. = expense
 - Consider one or more of these suggestions as a means to try and control of amount of vandalism that occurs.

- Pima County maintains a mapping system- documenting incidents in neighborhoods. Get an idea of what is happening within TCCHOA.

Call to the membership:

- Board was commended for a job well done
- Mrs. Doll happy with Rossmar & Graham

Election of Directors

- PP move to accept the slate of candidates, excluding CS, as Board of Directors. BS 2nd motion. Motion carried unanimously.
- MRs. Doll move to accept write in candidates with the condition that they accept. BS 2nd.
- Directors:
 - VB
 - TC
 - JP
 - PP
 - BS
 - Steve Jorgensen
 - Danny Shealy
 - Jerry Kopydlowski

BS motioned to adjourn meeting at 7:57pm, Doll 2nd motion. Motion carried.

Organizational meeting:

CTO at 8:00pm

President: JP

VP: VB

Treasurer: PP

Secretary: Open

Director: Bill Stott

Director:

Director:

Director: