

Sonora Board of Directors Regular Meeting Minutes

November 9, 2023 at 1:30 pm at Kuentz Recreation Center, Kiva #5

This regular meeting of the Board was called to order at 1:30 pm by Jeannette Oliver. Board members present included President Jeannette Oliver, Vice President Bill Jahn, Treasurer Karen Smith, Member at Large Barb Bruno, and Interim Secretary Rose Bridenstine. Thirty-seven (37) members were attending.

Jeannette explained the process for addressing the Board to the members present.

Rose moved and Barb seconded that the minutes from the October 27, 2023 meeting be approved. The Board approved the minutes.

Karen presented the proposed HOA budget for 2024. Each member had a copy of the proposed budget. Karen walked all the members through the separate items starting with the Reserves. She explained where and how she arrived at the proposed amounts for the 2024 budget. She stopped periodically and the Board heard from HOA members regarding their thoughts about the items and proposed amounts.

Barb gave the group an update on the proposed Landscape Committee and the volunteer committee from this past summer who worked with members to identify plants and shrubs that need to be removed or that need work. The volunteers suggested that we not replace dead plants in 2023 and 2024. She clarified that if homeowners want to replace a dead plant, they contact the Board. She reiterated that the proposed landscape committee will work on revising our existing approved plant list. The Board will need to vote on the final suggested plant list. The HOA members will vote on the list in 2024. Discussion with HOA members took place regarding how to replace plants in order to maintain the HOA house values with our landscaping. The Board tabled the discussion for further research on these issues.

Barb discussed how we will need to reduce water usage in the future. She also addressed the clearing of boundaries around the electric boxes. The HOA is currently in non-compliance with the safety dictates of APS. We have plants encroaching on these boundaries. Thor (Armin & Sons landscaper) will begin clearing out the required access. A member pointed out that the boxes need to be painted by APS as well. They are unsightly.

Bard introduced member Tracy Litchfield. Tracy explained the HOA's Tour of Homes coming up on December 8, 2023, at 5:30 pm and presented a sign up form for those members wanting to participate.

Bill reviewed ARC requests – at this time he has no new requests since the October 27, 2023, meeting. He explained that most of the dead plants have been removed except for Zone 4. He asked that members bring any dead plants not yet removed to his attention and he will bring them to Thor's attention. Bill reviewed the four landscape zones in the HOA.

Jeannette updated the status of the Activity Committee's Holiday party. It will take place on Saturday, December 9, 2023, from 2:30 pm to 4:30 pm with a golf cart parade to end in a party in the cul-se-sac on Montoya. She also reviewed the timeline for Armin & Sons landscaping work in October 2023 through March 2024. They will be pulling rosemary and oleander plants starting in Zone 1. There is a great deal of plants to be removed. They will be laying rock in December. This will continue through March 2024. Discussion took place with members regarding this work.

Jeannette reminded members that we will have two open Board seats in March for Treasurer and our At Large positions. Members are asked to submit the names of nominees. These folks will be introduced at the January 2024 meeting. In February 2024 the ballots will go out to members. We will count votes at the March 2024 meeting. Do we need a nominating committee?

Karen reviewed the Board's decision to create "working hours" for Board members. After discussion with members present at the meeting the Board decided to set these hours to run from 9 am to 5 pm Monday through Friday. Email is the preferred method of contact; text is second and phone calls should be limited. The people to contact for landscaping, ARC requests, and Website Coordinator issues will be listed in each newsletter.

Regarding the HOA website - Bill will contact the Computer Club to see if one of their members might want to update our website. We still need someone to maintain the website.

Jeannette moved to adjourn the meeting at 2:53 pm and Rose seconded the motion. The Board approved the motion.