

CCVI Board Meeting Minutes

DATE: October 11th, 2024 1-3pm

LOCATION: Friends in Deed

Board Members Present: Gretchen Kabler, Jim Dobbins, Theresa Poruznick, Linda Berg and Stephen Shores

Board Members Absent: None

President's call to order at: 1:03pm

- I. Presidents' Welcome.
 - a. President Kabler thanked everyone for attending and requested that we keep discussion respectful and limit your turn to speak to two minutes during longer discussions.
- II. Approve prior meeting minutes – Sept 13th Board meeting.
 - a. Minutes were reviewed. Riki Renfro moved for a vote and Liz Dean seconded the motion. The vote was taken and minutes were approved.
- III. Request from CCV1 Community Members in attendance for items to be included in the next meeting's agenda (Nov 8).
 - a. Commercial vehicle parking
 - b. Update on 5 Canon De Faber Assisted Living facility
 - c. Limiting the number of Garage Sales people can have per year.
- IV. Treasurer's Report.
 - a. 2022 Tax Return status (community member request)
 - i. Treasurer Poruznick has not found the tax return and the former Treasurer says it was in the information he turned over. Treasurer Poruznick will research how to get a copy from the IRS which may involve paying a fee to the IRS.
 - ii. Treasurers Report attached.

V. Committee Reports:

a. Architectural

- i. No new requests to report.
- ii. The Architectural Committee recently levied a \$100 fine on a homeowner who put up a gazebo without requesting approval. Gary Noland said that he wants to be sure that everyone with gazebos is being treated the same and said there are nine gazebos in CCV1. The Board is not aware of nine gazebos and asked him to provide addresses. The community member who was cited/fined was present at the meeting. Board members Jim Dobbins and Stephen Shores clarified that she had not been asked to take down the gazebo, but had been invited to attend the next Board meeting to discuss the situation. The Board plans to hold a formal community discussion (most likely at the Annual Meeting in January) and then hold a community-wide vote to determine whether gazebos will or will not be allowed going forward. The outcome of that vote will determine what happens to any existing gazebos. Until then, gazebos continue to be disallowed in CCV1.

b. Yards and Alleys

- i. More focus will be applied to reminding neighbors about yard maintenance now that heat has subsided and people are returning from the summer away.
- ii. Jim Dobbins & Laurie Hann have offered to help with spraying weeds in the alleys at their own cost, as generous community members NOT as part of the Board (insurance reasons). They will use a non-toxic solution and will see how it goes on a test basis.

c. Social

- i. Rebecca Bowers announced that we are planning a Halloween social on October 31st. Look for details in her upcoming newsletter.
- ii. Fall yard sale. Karen Knoll volunteered to handle the Fall yard sale along with Rikki Renfro. The date is October 25 & 26, 2024 and information will be sent out in an Eblast.

VI. Unfinished Business

- a. Dues Notices
 - i. Bylaws require dues notices to be sent via US Postal Mail. Still beneficial to use Election Buddy for voting, due to blind vote and efficiency in determining results.
- b. Community member address & email update project.
 - i. Form is ready to email, tested and should go out this weekend. Neighbors can complete the electronic form or return a paper copy by mailing to our PO Box or dropping it off at Linda Berg's front porch (151 W. Calle Montana Jack) in a black metal lock box marked CCV1 for that purpose.
- c. 5 Canon de Faber Assisted Living facility update (community member request)
 - i. Building Permit was approved within the last few weeks after many iterations of revision requests on plans. Per Pima County on 9/4/24, submitted plans did not include garage conversion to bedrooms.
 - ii. No inspections have been scheduled at this time.
 - iii. No response from property owner on voicemail and text attempts in last several weeks.

VII. New Business:

- a. Potential immigrant concerns (community member request)
 - i. If they are legal immigrants and abiding by our CC&R's they are allowed. If they are illegal, we will contact border patrol.
- b. Several individuals expressed concern that the email from Joe Muscolo about violation notices looked like it originated from the CCV1 Board. It was clarified that the email address is not a Board email address and Joe is not associated with the CCV1 Board. Individuals were also upset that he had their emails as they wanted them kept private. It is presumed that since he used to be the Treasurer, he still had an email list. Per legal advice, the Board will work on developing a Board Code of Conduct which would include prohibiting use of privileged information after a member leaves the Board.

VII. Meeting adjourned at: 2:08pm

Meeting Attendees

Mark & Liz Dean

Laurie Hann

Todd Taylor

Diana Lieurance

Christina Gregor

Dale & Kathy Vincent

Rebecca Bower

Barb Dekan

Kelly & Sam Halterman

Barb Baker

Dianna Henderson

Alice Henderson

Jane Vazquez

Ruby Payne

Pam & Andy Szuromi

Carole Robison-Brass

Lonny Brass

Jeanette & Brian Warner

Gail Watson

Jan Wee

Stan Sherman

Marilyn West

Mike Washburn

Brenda Hassler

Jim Vicker

Susan Durham

Sandi Borden

John Knoll

Karen Knoll

Terri Hanks

Sadie Hawkins

Riki Renfro

Helen Miller

Jenny Bernard

Gary Noland