

FINAL MINUTES
LAS TORRES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING
Monday, February 17, 2020 10:00 am
Carefree Fire Department Community Room

ATTENDANCE

Board of Directors:

President - Leigh Tollefson
Vice President - Michael Moore
Treasurer - Debbie Robertson
Member at Large/Oversight - Sunny Wong (via cell phone)

Homeowners present:

Bob Tollefson 106
Diane Griffith 504

- I. Call to Order at 10:00 am by the president
- II. Homeowner Forum
Diane inquired about replacement plants for the planter box at Units 504 and 505. Their replacement will be covered in the Landscape Report.
- III. Approval of Minutes from November 14, 2019 BOD meeting. **Motion was made by Michael Moore and seconded by Sunny Wong to approve the Minutes, motion passed unanimously.** Final Minutes will be posted to the website.
- IV. Reports
 - A. Treasurer's Report. Attached to these Minutes. Unanimously accepted by the Board.
 - B. Landscape Committee Report. Michael Moore, Chair. Report attached to these Minutes. Unanimously accepted by the Board.
 - C. Maintenance Committee Report. Bob Tollefson, Chair. Report attached to these Minutes. Unanimously accepted by the Board.
- V. Unfinished Business
 - A. Sport Court refurbishing and maintenance; Bocce ball court - bids. Lawns by Les provided a proposal for cleaning debris off the sport court and for reviving the artificial turf 2-3 times a year. Debbie has

purchased a new post guard for the basketball hoop, a new pickle ball net and a new basketball.

Bids for refurbishing the bocce ball court were requested from three vendors by Bob Tollefson, Maintenance Chair. One bid was available at meeting time. When the other bids are available they will be reviewed by the Board. Motion to approve refurbishing the bocce ball court tabled. Sport court tripping hazard in the southeast corner reviewed. Black Mountain Paving will be asked to assess and provide cost. Provided unanimous agreement on bids, an Action in Lieu will be completed.

IV. New Business

A. Painting the Association - call for bids

The Board is in unanimous agreement to place painting the Association as the primary agenda item for the 2020 Annual Members Meeting.

B. Re-establish the Architectural Review Committee - call for volunteers. **Motion made by Debbie Robertson, seconded by Sunny Wong to call for volunteers for the Architectural Review, Maintenance and Landscape Committees in our next notice and on the website. Unanimously approved.**

C. Renewal of Association Insurance. (Also included in Treasurer's Report). Our annual association insurance policy has been renewed. The Certification of Insurance is posted on the website.

D. Driveways - crack repair and resealing. **A motion was made by Michael Moore, seconded by Sunny Wong to contact Black Mountain Paving for assessment of and bid to repair cracks in our driveways. Unanimously approved.**

E. Reserve Venues for 2020 Annual Meeting. Proposed costs and availability of upstairs room were reviewed. No change to 2019 expenses. **Motion to reserve Venues Cafe, 34 Easy Street, Carefree, AZ upstairs room for the 2020 Annual Members Meeting was made by Michael Moore, seconded by Debbie Robertson and passed unanimously.**

VII. Adjournment. Motion to adjourn made by Michael Moore, seconded by Sunny Wong. Meeting was unanimously adjourned at 11:15 am.


Respectfully submitted,

Michael Moore Sunny Wong
Michael Moore, Vice President and Sunny Wong, Member at Large/Oversight acting in the role of Secretary

NOTICE OF BOARD OF DIRECTOR'S MEEETING
MONDAY, FEBRUARY 17, 2020 10:00 am
CAREFREE FIRE DEPARTMENT COMMUNITY ROOM

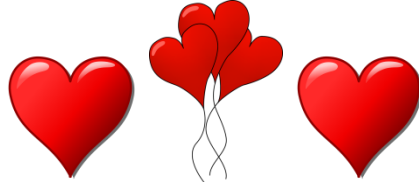
Hello Neighbors and Friends,

We have scheduled a Board meeting at the Carefree Fire Department Community Room for Monday, February 17 at 10:00 am. The agenda is attached. We welcome all comments, questions and insight, so we hope you will be able to join us at this meeting.

This is also a reminder that the deadline to turn in your nomination form for the Board of Directors election is less than a week away. If you are interested or would like to nominate another Homeowner for election, please turn in the nomination form by February 14, 2020.  If you need a blank form, please email us at lastorreshoa@outlook.com. The Annual Meeting is scheduled for Tuesday, March 10, 2020. Look for more information in the coming weeks.

Looking forward to seeing you!

Las Torres Board of Directors



**BOARD OF DIRECTORS MEETING
LAS TORRES HOMEOWNERS ASSOCIATION
AGENDA**

**February 17, 2020 10:00 am
Carefree Fire Department Community Room**

I. Call to Order

NOTE: This is a LTHOA Board of Directors meeting. LTHOA Owners may participate only during Housekeeping, Homeowners Forum, Unfinished and New Business portions of today's meeting after being recognized by the presiding Director. Owners can comment on and ask questions about agenda items after the Board has discussed the item, but before the Board takes formal action on that item. We are a small group but Parliamentary Procedures still apply unless suspended by the presiding Director.

II. Homeowners Forum

III. Approval of Minutes from November 14, 2019 BOD meeting

IV. Reports

- A. Treasurer's Report
- B. Maintenance Report
- C. Landscaping Report - New plants

V. Unfinished Business

- A. Sport Court refurbishing and maintenance; Bocce ball court - bids

VI. New Business

- A. Painting the Association - call for bids
- B. Re-establish the Architectural Review Committee - call for volunteers
- C. Renewal of Association Insurance
- D. Driveways - crack repair and resealing
- E. Reserve Venues for 2020 Annual Meeting

VII. Adjournment

Per Arizona State Statute 33-1248 (AZ Condo Act) All meetings of the Association and Board of Director Meetings are open to all members of the Association or to any person designated in writing by a member to appear as the member's representative for that meeting.



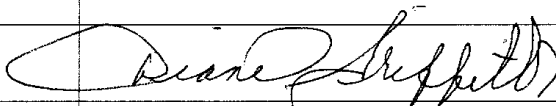
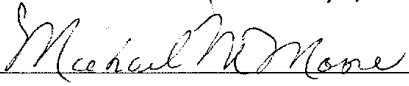
LAS TORRES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Monday, February 17, 2020 10:00 am
Carefree Fire Department Community Room

SIGN IN SHEET 1 of 2

Unit Number and Name	Signature
101 Luciani	
102 Sternthal	
103 Wong	Sunny Wong via phone
104 Verhelst	
105 Lonnstrom	
106 Tollefson	Ret A Tollefson Tigh Tollefson
201 Swete	
202 Searle	
203 Salinas-Hayes	
204 Vaughn	
301 Robertson	Dillon Robertson
302 Kaffer	
303 Desmarais	

LAS TORRES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
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SIGN IN SHEET 2 of 2

401 Dixon	
402 Storla	
403 Daley	
501 Hine	
502 McFadden	
503 Griffiths	
504 Moore	
505 Ray	
601 Archibald	
602 Cresta/Barry	
603 Strike	
604 Simons	

LAS TORRES HOMEOWNERS ASSOCIATION
Treasurer Report
2.17.20 Board Meeting

Balances: as of 1/31/2020

NBAZ Checking	\$8,219
NBAZ Ops Reserve	\$14,975
NBAZ R&R Reserve	\$149,945
Total	\$173,139

Past Due Assessments: \$344

Prepaid Assessments: \$374

July Income(Loss)

2019 YTD Income(Loss): (\$1,345)

2020 Reserve Expenses/Contributions

R&R Reserve Contribution	\$1,300
Ops Reserve Contribution	\$400
2020 Reserve Expenditures	
Ops Reserve	\$0
RR Reserve	\$0

Out of ordinary expenses:

Jan-20	
Tree Doctors	\$2,300
Maricopa County - spa and pool permits	\$495
Landscape - plant removal and replacement	\$800

In Process:

Reserve Study: docs have been sent over to prelim review
Insurance renewal has been accepted; 2020 Certificate on website
Includes General Insurance, Fidelity Bond and D&O Liability \$6,387
Increase in premium was \$349 for the year

Website: Financials 2017 to current are on website
Governing documents, Minutes, Homeowner and HOA info are all website

Submitted by: Debbie Robertson
Treasurer

LAS TORRESHOMEOWNERS ASSOCIATION
LANDSCAPE REPORT
February 17, 2020

Tree Doctors trimmed and provided root feed to the assessed "priority one" trees on December 31, 2019.

Olive trees will be sprayed sometime before March 17, 2020 - date tbd

Tree Doctors will return this summer to trim the Mexican palms, Sweet Acacia, Mesquite and Palo Verde.

Lawns by Les (landscaper) removed dead and dying plants and transplanted several cactus, cactus pups and aloe vera on January 3, 2020.

The Landscape Committee has reviewed the pool area and have discussed plant removal, thinning and replacement with Lawns by Les. A proposal for this work and replacement plants for \$249.00 has been received.

We have received a proposal from Lawns by Les to clean debris off the sport court 2-3 time/year (\$50-\$100/occurrence) and revive the artificial turf 1 time a year (\$50-\$75/occurrence, cost of filler material not included).

Irrigation leaks persist and the combined efforts of the Landscape and Maintenance Committees to repair them continues through the winter season. Thank you to everyone's efforts in helping to keep Las Torres leak free. Irrigation leaks after the winter season should be reported to Michael Moore, Landscape Chairman or email us at Lastorreshoa@outlook.com and we will contact Lawns by Les for assistance with repairs.

Respectfully submitted,

Michael Moore, Chairman
Leigh Tollefson
Debbie Robertson

Maintenance Team Report for BOD meeting 2/17/2020

Irrigation Site irrigation leak repairs appear to be in good shape at this point. We are planning to do a site leak testing in the next week or so to run all stations and flag/repair any minor leaks.

Gutter Repairs Have two bids for cleaning our gutter systems, with one including repair. Will get one more bid and move forward on this.

Sport Court Waiting on final two bids on the Bocce Ball court, should be in our hands next week or so.

Flat Roofs Flat roof annual cleaning will be scheduled in March. This is part of our responsibility for warranty on those roofs. Maintenance Team will do the cleaning/sweeping.

Painting Minor paint repair will be scheduled soon for Unit 403's patio ceiling. This will be done by the Maintenance Team.

Sidewalk Entryway Repair Tile repair/replacement for Unit 403's entry way was completed in January by the Maintenance Team.

Bird Spikes Bird spikes were installed on the West edge of the upper roof of Unit 106 to help prevent the bird droppings on Unit 201's patio furniture.

Reminder to report any light bulbs needing replacement or any other maintenance requests/reports to *LasTorresHOA@outlook.com*.

Bob Tollefson, Maintenance Chairman