

Camino del Rey Homeowners Association, Inc

Monthly Board Meeting Minutes

November 10, 2020

Welcome New Residents: none joined us today.

Public Forum: Dan Scarpone offered to purchase an electric Fireplace Inset for the Great room Fireplace to provide some heat and ambiance. The Board and all present thanked him for the lovely idea, we will all enjoy it!

There was a discussion of a safety issue of people parking in front of the mailboxes on both sides of the street for extended time to pick up the mail.

Meeting was called to Order by Kent Canine, President @ 7:10

The Pledge of Allegiance was recited.

The roll was called, Kent Canine, Penny Molzan, Anita Joy, Debra Dinnocenzo, Brenda Wilson, Pat Vejar, and Barry Breslof were all present.

Debra read the minutes of the Oct 13, 2020 Board meeting. There were no additions or corrections. Motion to accept was made by Penny, seconded by Anita. Minutes were accepted as read

Brenda samples gave the activity report: Fri 11/13 Welcome New Residents Happy Hour 7pm; Wed 11/18 Ladies Lunch, Brown Bag @ 11:30; Thurs Nov 19th @ 6:30 BINGO NIGHT; Sat 11/21 The Roving House Party Start @ 4:30pm move from yard to yard enjoying the snacks and beverages provided by the hosts, Jackie & Bill #74; Terri #5 and Deb & Mack #10; Nov 28th Decorate the Clubhouse @ 9am, donuts and coffee provided; Dec 4th First Fri Coffee; Dec 12th Xmas Community Block Party @ 3pm till? Barry will DJ, bring your own food, beverage, chair/table. We'll block off the street, Secret Santa gifts will replace the White Elephant; 12/16 Ladies Lunch will try to go to Board and Batten Bistro, @ 11:30am outdoor seating. 12/17 @6:30 is BINGO NIGHT, Enjoy your Holiday Celebrations and meet us back here on Jan 2nd to take down the decorations!

Financial Report: Brenda is asking for patience while she works up a more user friendly Financial report. The current balances of all accounts were outlined. The 2 CDs are up for renewal with very low interest. The large one will be renewed, the smaller one will be rolled back into the Replacement Fund account.

Kent thanked Dave Collins for his help and guidance in understanding the financial system that was set up years ago to keep our community financially stable. Kent and Brenda will set up an appointment with the CPA firm to get their overview of our financial reports.

Pat gave the Architectural/Building Maintenance Report: The Roofing project was done at a cost of \$21,550; The Painting project currently being done at a cost of \$12K. Windows will be professionally washed after painting. Service contract with Parker and Sons for HVAC was renewed for \$541.

Unit 108 had pavers put down, Unit 105/106 painted twall and arch.

Anita gave landscaping report: Met w/Gary , GNL he has bid \$2500 to replace old irrigation lines around the clubhouse due to many leaks and will look at plants that need to be replaced in the spring. We have

big Ficus Trees already doing damage to plumbing and concrete, 3 residents want to have them removed costing \$1500ea. Other owners prefer to keep their trees. There was a member discussion about dead plants and grass on the retention slopes not being mowed properly.

Barry gave Pool/Spa report: Barry thanked his volunteers, Dan, Kent and Terri for their help keeping the pool clean and free of debris. Please keep furniture away from the pool cover rails. The Globe lights will be rewired soon.

Penny gave the Real Estate Report: 2 Units are in escrow, #95, listed at \$249,900, closes this month as does #53, listed at \$219,900.

Other Business: Kent Canine

1. Volunteer Spotlight this month is Shining Brightly on Dan Scarpone. Dan has been doing a great job helping Barry by keeping the pool deck clean and free of debris.
2. Kent discussed Election of Officers for 2021. There are 2 Board positions up for election this year. If you would like to run, please have your nominating petition signed by 12 homeowners and turn in to HOA Secretary by December 1, 2020
3. Deb: Dog Park investigation findings from the City of Mesa Planning Commission.

The Board has been investigating the legalities and feasibility of the dog park proposal. I have spoken with Charlotte in the Mesa City Planners Office a few times and Kent spoke with Dr. Appiah, the Director of the Mesa City Planners Office. They have both made it clear that this would be no small project. The Director outlined to Kent that a proposal would have to be submitted to the City Planner Office with an Architect's plan. They would follow up by coming out to survey and evaluate the site. Costs to apply for this building permit/ use change, \$400 for the pre plan meeting, to submit the application with the Architects' drawing. Then for the site evaluation the cost is \$2400+ \$195/acre or part there of, so we are up to 3k just to get planning commission to consider the change, after we pay for an architect! The average architect charge at \$150/hr, averages around \$3k to have a plan drawn. We would have to pay these bills for all of this time and the Architect we would have to hire to draw the plan. That brings us to around \$6k to have this change considered, and that does not include construction and maintenance costs.

You cannot throw up a fence and a few signs and change a retention basin to a dog park. It would have to be completely re-engineered. This was designed as a water retention area, redesigning it will require considerable planning. The culvert dumps into the water retention area with a major drain, that moves the water under the road. This storm drainage system routes rain water directly into the lakes, not through a sewer system, therefore, dog feces would be contaminating the lakes. That could get DNR involved. This would be a very expensive project with the cost shared by all homeowners.

The Board is responsible for spending the community funds wisely, to maintain a clean, safe, pleasant community for all homeowners. The # of homeowners that contacted me with very negative comments far exceeds the positive. However, those positive comments will probably change when they find out what it would cost each homeowner either in raised monthly fees or an assessment to provide a dog park for a few.

Also note that the CC&Rs would have to be amended, voted on and refiled, another expense.

In reading HOA attorney's writeups online, it is very clear that those signs saying 'We are not responsible' will not hold water. There was a law suite filed by a woman who was knocked down by her own dog in her community dog park and sued her HOA for her injuries and won!

This being said, I would like to make a motion to have a board discussion to consider this issue.

Seconded by: Anita, discussion lead by Kent included his conversation with Geno #90, who is on HOA board at his MN home, explained how DNR got involved when their community wanted to build one. Kent pointed out that there is always dog feces in the retention area and on the streets, people don't always pick up! The rest of the board commented that the cost is far over what our budget allows.

Deb made a motion for the Board to vote on taking on the expense of creating a dog park in our community. Seconded by: Penny, Kent called for a vote, The Board Voted Unanimously opposed. No Dog Park, now or EVER !

4. Deb, Mesa Neighborhood Clean Up Program will be placing 1 yard waste, 3 bulk trash dumpsters in the community for free bulk trash collection. Their next available time is April 23-27, if there is a cancellation we are on the list for an earlier date.

5. Budget Committee for 2021 will be meeting in the coming weeks. We determine budget allowances needed and costs to maintain our Community for the upcoming year. We need volunteers to participate in this meeting. Please let Kent, Deb or Brenda know if you are willing to volunteer.

Adjournment: Kent adjourned at 8:05pm

Respectfully Submitted,

Debra Dinnocenzo,

Secretary