

Madera Vista Townhouses, Inc.
Board of Directors Meeting Minutes
Wednesday, April 21, 2021

Call to Order: The meeting was called to order by Ken Warden, President, at 9:00am.

Directors Present: Ken Warden, Bill Hackbarth, Bob Kok, Karen Obegi, Patricia Clyde and Mary Ann Murray

Directors Absent: Hal Harrison

Meeting Minutes for March 17, 2021: Unanimously approved.

Treasurer's Report: A motion was made and seconded approving the March 2021 treasurer's report. Karen Obegi informed the Board that four homeowners had not paid their HOA dues. Most of those outstanding dues payments are expected in the near future. We were reminded that a \$20 late fee per month will be assessed. A discussion ensued related to placing a lien on a townhouse. No decision was made but option remains open in cases of long overdue dues and assessments. Generally, HOAs do receive delinquent dues and assessments once the property is sold. President Ken asked the Board's permission to get a Madera Vista HOA credit card for his and the treasurer's use for HOA business transactions. The number of times it may be needed are few but necessary. A motion was made and unanimously approved authorizing the President and Treasurer to get a credit card for HOA transactions.

Painting Committee Report: Bill Hackbarth reported the painters have finished, a receipt was provided and paid.

Streets Committee Report: Committee chair Hal Harrison did not attend the meeting. It was generally agreed that we could wait at least another year before we seal coat our streets.

A homeowner present again asked the Board to address his concern of cars speeding in the HOA on Emilia Street. In Hal's absence, Ken agreed to contact the Pima County Sheriff's Department to voice our concern and discuss options in getting motorists to slow down. Since west Emilia is a county, residential street, we will need to work with the Sheriff's department to resolve the problem.

Ken led a discussion regarding the "No Outlet" sign on the corner of Portillio and Emilia. The current sign is not as visible as we would like since some motorist turn down Emilia only to discover there is no outlet and need to turn around. Ken speculated that if the sign was lit up, we would reduce the number of cars advertently coming in and thus reducing wear and tear on our roads. A motion was made and unanimously approved giving Ken permission to purchase and install an amber-colored, flashing, solar light around the No Outlet sign.

Landscaping Committee Report: According to Bob Kok, the path from Caborca to the GVR is in good shape. Bushes and trees were trimmed at a private townhome to be paid by the homeowner.

Unfinished Business:

Flag Roster: John Skomers, in charge of flag roster sign-ups would like to retire. We are looking for an individual to assume those duties.

New Business:

Paint Colors: A number of homeowners have voiced a desire to have the ability to paint their homes different colors. After discussing the issue, it was agreed that Ken with Patricia's assistance, would email the homeowners and ask for their input. We will continue the discussion after we hear from homeowners.

Next Meeting: The next meeting of the Board will be held at 9:00 on May 19, 2021. Location TBD
It was agreed to move the meeting day from Wednesday to Thursday beginning with the September 2021 meeting.

Adjournment: There being no further business to be brought before the Board, and upon motion made and seconded, the meeting was adjourned at 9:5am.

Respectfully submitted,

Mary Ann Murray, Secretary