

Attending: President Vicki Fogleman, Treasurer, Terry Tjaden, Secretary, Sue Hausmann, Aaron Wagner, Chuy Diaz. Absent: Vice President, Ken Shultz, Jennifer VanAlstine.

Guest present: Barbara Jones

1. Call to order at 6:57pm by President Vicki Fogleman.
2. Motion to approve December 14, 2023, HOA Board Meeting minutes. Terry moved, Aaron seconded. Carried by all attending.
3. Treasurer's Report
 - a. Financial position end of year 2023: \$ 62, 924.21. Beginning of year 2023: \$65,193.61.
 - b. Terry handed out a new style Cash Flow report to be used in the future.
 - c. The HOA money is in a Checking account, Savings account and CD1, CD2, and CD3. Next year we may want to look at the need for a savings account because most of the money originally kept in the savings account is now in CD's. We may want to close savings account.
 - d. Terry handed out new style of reporting he will present and hand out at the Annual Meeting. It shows the last two years. Next year it will show 3 years.
 - e. Terry passed out a proposed 2024 Budget. With Dues at \$150. Per lot for the year the amount comes to \$25,650. There are always a few late fees and some unpaid dues and there is income for Transfers. All numbers are "ballparked" on proposed budget.
 - f. Board members should look over proposed budget and at February Board meeting we will go over and finalize and approve the 2024 budget, to present at Annual Meeting for approval.
 - g. If this budget is correct, we will be 6,600. Short of 2024 Income. There will be some increase in expense in 2024 from water company, electric bill, piping and water systems repair and other services.
 - h. Terry passed around the end of year statements from Chase Bank and everything matches Terry's reports.
 - i. Terry is planning on mailing dues letters on Jan 22.
Ballots, agenda, etc. will go out end of month
 - j. Terry continues to work on the Plaza Entrance Lights. Terry put in GFCI breaker which is tripping. Terry will follow up. Thank you Terry!
4. Facebook. Chuy reported we have 110 members.
5. Landscaping: No Landscape report this month.
6. Architectural: Vicki reported there was one submission from Lot 117 to put up a perimeter wall with gates around the lot which was approved.
7. Painting of the 6 Decorative Entrance Walls at Plaza, Via Muleje and Camino de Loreto:
 - a. Sue talked to another painter who came out and looked over the job. He said there was a lot of work to be done on the flaking paint and bubbles, etc. but could not give a formal estimate until the great deal of growth and foliage were removed especially at the Muleje entrance.
 - b. There was short discussion on the bid we received from AZ Professional Painting, Michael Koblins, which is \$4000 with an 8 year warranty on chipping and peeling paint. Aaron moved. Chuy seconded. Motion carried by all attending. Vicki will follow up and let him know he must send an invoice to Terry for the deposit of 2000 to be paid. Vicki will work with him to set date for painting.
8. Vicki reported that one homeowner has complained about the terrible condition of her street/cul-de-sac and feels the damage has been caused by many different garbage trucks virtually every day due to homeowners having different companies servicing them. Vicki told her the city is responsible for the repair of the streets. Vicki called the city and they have not responded. Vicki will call again. We will bring up the possibility of one garbage company for the entire HOA at the Annual Meeting.
9. Vicki reported on the upcoming HOA Board election at the Annual Meeting. There are 4 candidates for 4 Board positions. Vicki will mail out ballots, information on ballot and voting, and 2022 Annual Meeting Minutes on Jan.25.
10. Vicki adjourned the meeting at 7:44pm..