

PHOA Annual Meeting 2021

April 9, 2022 @ 11 am

Meeting Place: Pool

Start time: 11:00 am

Board participants: Joe Taylor, Julie Wegner, Curt Wright, Gabe Bazurto, Lorna De La Ossa (Property manager) - Quorum achieved

Residents in attendance: 20+

Proof of notice: by mail

Approval of Annual meeting minutes: 4/10/2021

Motion to approve: Curt: 1st, Jim Furry 2nd – motion carried

President's report: Joe (see attachment: PHOA Presidents report 041922)

1. Item: repainting of entrance sign – cost was \$600. Board did not approve repainting.
2. Pool bathrooms closed for 1 year from 4/10/2021
3. Street lights – several owned by TEP (Tucson Electric and Power). TEP replaced their lights. They required all signs be removed from their poles. New parking signs were created and put up on new stakes. At least four lights owned by the HOA require replacement.
4. Road recoating was completed in January. Should not require additional maintenance for 3-5 yrs.

Motion to approve: Gates – 1st, Curt – 2nd; motion carried

Discussion:

1. Entrance sign – no discussion
2. Pool and pool area bathrooms
 - a. Annual cost of pool = \$9100 (includes cleaning, water, insurance, electricity, repair and maintenance)
 - b. Three options presented for the future of the pool
 - i. Option 1: Keep pool and open it for resident use (annual cost = \$9100)
 - ii. Option 2: Keep pool and keep it closed to all use (approximate annual cost = \$7000)
 - iii. Option 3: Close pool and fill it in
 1. Estimated cost to remove pool and refigure pool area: \$30,000
 - c. Discussion on options – issues
 - i. Outside users not turning off lights when done
 - ii. Homeless issue using area
 - iii. Open bathrooms – will require weekly cleaning
 1. Carlos volunteered to clean bathrooms

2. Users of the pool and pool bathrooms will be responsible for keeping that areas clean.
 - d. Option 1 with bathrooms open was selected by a show of hands
 - i. Will require replacing bathroom locks with the old locks at are keyed the same as the gate.
 - ii. Keeping bathrooms open in the future will be revisited at the October Board meeting contingent on whether or not the bathrooms are kept clean with respect to health standards.
 - e. Motion to open the pool to the residents with bathrooms open: Julie – 1st, Sandra Ratliff – 2nd. Motion carried.
3. Street light replacements
 - a. Mark Lawson volunteered to find lights that closely match the TEP lights and install them. Jeff Pidgeon volunteered to help Mark with the project.
 - b. Topic to be discussed in Board meeting.
4. Road recoating – no discussion

Treasurer's report: None

Budget: Lorna

1. Questions
 - a. Asked if queries were sent out to get bids on a regular basis – yes, typically on an annual or bi-annual basis.
 - b. Asked if pool pump should be added to the budget – yes
 - c. Asked questions about insurance (State Farm)
 - i. Insurance policy is available on the Bidegain/PHOA website

Motion to approve Budget: Gates-1st, Jim – 2nd, motion carried

Open Forum

1. Pool security to deal with non-residents using pool area
 - a. Lock on gate locks automatically, but does not always close and lock.
 - i. Gate lock needs to be fixed to ensure closure
 - b. Locks in bathrooms also lock automatically unless unlocked from inside. Users are responsible for ensuring the doors are closed and locked before leaving the pool area.
 - c. Proposed to increase wall height by three feet with pointy top wrought iron.
 - i. Board will get estimates on this modification and then vote on this proposal
 - d. Residents taking initiative to report homeless on property (not just in the pool)
 - i. Tucson Police Department has a Homeless task force and PHOA has a community liaison. Residents need to call and report homeless in the area to the TPD task force.

1. Consider providing the residents with a name of the liaison and number to call to report.
- e. Consider additional education to residents about keeping the PHOA community safe.
2. PHOA security
 - a. Make it so the front gate is not always open. This has previously been examined and determined not to be cost effective or a good option
 - b. Cameras as a deterrent – will be examined by the Board
3. Big and bulky items at trash bins – not acceptable to leave large items out. All trash must be put into the bins. Need to determine a solution. To be discussed by the Board.
4. Parking
 - a. Street parking
 - i. To discourage long term parking on the street consider creating No overnight parking.
 - b. Parking lot
 - c. Potential solutions will be discussed by the Board.

Elections

1. 20 ballots returned
2. Results:
 - a. Joe – 16 votes – re-elected
 - b. Sylvia – 16 votes – re-elected
 - c. Darlene – 1 write-in vote

Board meeting to follow for Board officers and any interested residents

Motion to adjourn: Curt – 1st, Sandra – 2nd, Motion carried.

Adjourned at 12:19 pm