

# **Canada Hills Community Association**

## **Board of Directors Minutes**

December 14, 2009

The Canada Hills Community Association Board of Directors met on December 14, 2009 @ 6:00 PM at the El Conquistador Country Club on La Canada Drive in Oro Valley. Board members present were Paul Webster, Greg Lajiness, Gary Forrest & Joe Pikosz & Ed Cooke. Ed Korte and Lori Engle represented Northwest Management Company.

### **Call to Order**

The meeting was called to order at 6:05 PM by Paul Webster.

### **Prior Meeting Minutes**

It was motioned, seconded and passed to approve the minutes of the Canada Hills Community Association Board of Directors meeting minutes from the November 9, 2009.

### **Homeowner Input**

Andy McEldowney from Canada Hills Estates presented concerns with Lambert widening regarding the entry walls to Canada Hills Estates. Andy requested CHCA assistance in the replacement of the walls when the road is widened if Oro Valley does not respond.

Andy was advised to speak with Jose Rodriguez at the town of Oro Valley for more information. The board advised Andy to consult with Oro Valley and report back when he collected more details. The board advised that CHE gates will not be supported by the CHCA monument policy as it is stated in the CHCA guidelines.

### **Financials**

It was motioned, seconded and approved to accept the financials as presented.

### **Management Report**

Ed Korte of Northwest Management submitted an update. He reported delinquent resident accounts to date. CHCA attorney Goldschmidt estimate was provided to take civil action and would cost homeowners \$600 if a judgment is placed against them.

Northwest Management to send Spollen a letter advising they have 30 days to pay dues or a civil suit will be filed.

## Item # 5 Mgt. Report :

Paul Webster provided an update regarding the meeting w/ Hilton personal. Paul advised the changes the Hilton made by plowing sand has changed the water flow and filled up a channel creating erosion in some of the villages. Paul advised the Hilton would meet with the Corps of Engineers and provide feedback to the villages.

Northwest Management will contact the Corps of Engineers and review the site to understand the association's responsibility and what can be done to the wash areas to prevent further damage to the association culvert. Lynn Ericksen of the Hilton stated the Hilton would split the cost of a survey to determine property ownership and wash responsibility.

Northwest Management to send a letter to the Hilton and request a progress report on the status of the project

Northwest Management to contact Desert Developers regarding SE monument lighting at La Cholla which is out and needs repair.

### **Old Business**

#### A. Budget Review

2010 Reserve contribution to be \$57,193. This figure will continue until CHCA receives additional information regarding road recommendations from Stan Lavelle.

It was motioned, seconded and approved to accept the budget as submitted

#### B. Landscape Bids

Desert Developers was awarded the contract for annual maintenance for \$1135 per month.

#### Dog Waste containers

It was motioned, seconded and approved to purchase at least 3 dog waste containers not to exceed \$1200. Northwest Management to compare the \$345 cost of Peachtree to Oro Valley dog waste containers.

#### C. Road Discussions

Stan LaVelle presented info regarding the site visits for CHCA roads. Stan provided an overview for different types of road surfaces. Stan made the recommendation for CHCA to take care of the largest cracks first. SAMI is a Hybrid chip seal with shock absorbing ground rubber held together and bonded to the present road with hot asphalt based emulsion. It can extend the road life by an additional 10-15 years. A SAMI adds approximately 5/8 "of wearing surface and by using this method entire road removal may not be necessary.

Stan advised the cracking at Desert Highlands must be replaced to repair the water damaged area. SAMI cost per Stan is approximately \$1.84 per yard w/o prep. Estimated cost for CHCA roads \$359,536 @ (40,000 square yards).

It was motioned, seconded and approved to hire Stan to survey and make road recommendations of which areas need repaired.

D. Speed Bumps- Continued until after annual meeting.

**New Business:**

None

**Set Next Meeting**

The next BOD meeting was set for Monday January 18, 6PM

Annual meeting Feb 15<sup>th</sup> at 6:30pm PM

**Adjournment**

It was motioned, seconded and passed to adjourn at 8.00 PM

Respectfully Submitted,

*Edward Korte & Lori Engle*

Northwest Management Company  
For CHCA Homeowners Association