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**Vactor Ranch Community Association  
Board Meeting Minutes  
Tuesday, March 7, 2017 at 1:00 p.m.  
Vactor Ranch Clubhouse, 7300 E. Vactor Ranch Trail**

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**Present:**

***Board:***

X **Drew Vactor**, President  
N/A **David Maggart**, Vice President  
X **Mike Mancini**, Secretary  
X **Tom Rehm**, Treasurer  
X **Sally Shaw**, Member at Large  
X **Barbara Segers**, Member at Large

***Staff:***

X **Donna Wood**, Pinehurst Properties  
X **Laurie Velger**, Meeting Minutes

***Residents:***

X **Sharon Fern**, Lot 86  
X **Ilene Scannell**, Lot 102

X **Scott Roy Thomas**, Lot 30  
X **Kandie Vactor**, Lot 122 & 74

**I. Call to Order and Welcome** (Drew Vactor)

After determining that there was a quorum, President Vactor called the meeting to order at 1:00 p.m.

**II. Pledge of Allegiance**

President Vactor led the group in the *Pledge of Allegiance*.

**III. Approval of Minutes – January 10, 2017 Regular Board Meeting**

- **The January 10, 2017 Minutes were approved as presented.**

**IV. Approval of Minutes – February 7, 2017 Annual Meeting**

- **The February 7th, 2016 Annual Meeting Minutes were approved with the following correction: In the header on page 1, change the date of the Annual Meeting from February 9th, 2017 to February 7th, 2017.**

**V. President's Report** (Drew Vactor)

- President Vactor reported that the front entrance was finished with the new pavers, and thanked Tom and Donna for their help. President Vactor also showed everyone the drawing of the leading design for the entry gate.
- Lot 118, the last undeveloped lot, was cleaned up. The back wall was painted and some pea gravel was put down. (The owner of Lot 118 has an approved house plan, but due to health issues, he is not able to build at this time.)

**VI. Treasurer's Report** (Tom Rehm)

February, 2017 Financials:

Operating Account	\$ 35,045.00
Reserve Account	<u>\$ 227,019.54</u>
Total Assets	\$ 262,064.54

There have been no big expenses so far.

- **A motion was made and seconded (Segers/Mancini) to approve the Treasurer's Report as presented. Motion passes unanimously.**

## **VII. Committee Reports**

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### **a. Landscape** (Scott Thomas)

- Scott suggested that the rest of Lot 118 should be cleaned up, as it is an eyesore. The owner should get this property on Curt Hennecke's pre-emergent schedule.
- **A motion was made and seconded (Segers/Mancini) to finish the cleanup of Lot 118 at a cost not to exceed \$3,600, which includes straw waddle; vegetation cleanup; grading and covering the rocks in the back; and adding more matching rocks in front. The motion did not pass.**
- President Vactor reported that while the CC&Rs state there is no legal obligation to build a home, there is the bylaw that a Lot should not be "unsightly."
- The HOA wants to have Lot 118 look better, but the issue is who will pay for it. President Vactor would be happy if the owner would agree to match the Board's payments for the cleanup. This project should not be 100% on the shoulders of the Board.
- Scott thinks the clearing of Lot 118 could be done for \$2,500 to \$3,600 and will get Antonio to bid on it. Mike will contact Lance, the owner of Lot 118, to discuss this once he knows more details about the cleanup costs.
- This issue will be added to next meeting's Agenda under "Old Business."

### **b. Streets** (Tom Rehm)

- The bricks determined for the paving were at a certain thickness that was not available. So thinner brick was used at a reduced price from the original quote. However, when the final bill came in there was an add-on for extra brick over and above what had been estimated. Since there was no mention of this ahead of time, Donna and Tom struck out this line item cost on the invoice.
- The total cost for the entrance work was \$29,000. The actual paving was about \$21,000 (including the barricades). The asphalt repair of the roadway was another \$3,000-\$4,000. And new gate sensors /loop detectors under the block which cost \$3,900.
- **A motion was made and seconded (Mancini/Shaw) to approve the final expenses of the entrance work as we know them. Motion passes unanimously.**

### **c. Social** (Ilene Scannell)

- The next scheduled event is the Spring Potluck on April 28<sup>th</sup>, 2017, beginning at 6:00 p.m.
- Ilene's usual helpers for events (Joyce, Shari, Barbara, and Karen) should be added as members of the Social Committee with their approval.

### **d. Architecture** (President Vactor reported on behalf of David Maggart)

- The owner of Lot 80, requested approval on February 27<sup>th</sup>, 2017 to build a steel fence behind his wall that will allow entrance and exit. The fence will have a rusted steel look and give his property more privacy, plus allow him to reclaim some of this land. His plans have already been approved by both the City of Tucson and Pima County. No one will be able to see this fence from the street.
- [The Board took a short break at 1:35 p.m. to see Lot 80 for themselves and visually access the property. The Board reconvened at 1:46 p.m.]
- **A motion was made and seconded (Segers/Mancini) to approve the architectural plan (not the mechanics) as submitted by Lot 80 on February**

**27<sup>th</sup>, 2017 for replacing the chain link fence with a steel fence in the backyard. The motion passes with four approved and one abstained (Rehm).**

**e. Pool & Clubhouse** (Nancy Call)

As Nancy is still in California, President Vactor reported that pool deck is finished. Ian from Davey's Pool recently fixed the pool jets.

**f. Signage & Boot** (David Maggart)

No new business.

**VIII. Old Business**

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**Update on new entry gates** (Drew Vactor)

- President Vactor showed everyone the drawing for the leading design of the new entry gate, which features mountains and sports a big Vactor Ranch logo. The only problem with this design is that there would be spaces big enough to allow someone to potentially crawl through. Mike suggested filling in these gaps with wavy sheet metal. Barbara suggested putting the Vactor Ranch boot logo in each corner. This issue will be added to next month's agenda.

**IX. New Business**

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**Street Parking** (Mike Mancini)

- Mike stated that he has given out a number of pink slips to residents for overnight parking. Right now the street parking rules are very generic: No parking on the street overnight. However, time periods are not specified. President Vactor clarified that the rules are posted on our website, that residents are prohibited from parking on the street overnight but that guests may park on the street overnight with a permit.
- *New Pink Slip Procedure:* From now on, when Mike gives out a pink slip he will let Pinehurst know. Donna said the easy thing is to take a picture of the vehicle and license plate and send it to Pinehurst. Or just call and inform Pinehurst of the pink slips he gave out that morning.
- Procedure in the *Resolution on Fines* for violations: Friendly Reminder; Second Notice letter; and then the third time a hearing and a fine. If the fine is not paid, the fine goes up every day until it is paid. Each offense allows a different amount of rectification time.
- President Vactor liked Mike's idea about writing a newsletter article covering all the reasons why parking on the street is not allowed.

**X. Call to Audience**

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- No homeowner comments or questions.

**XI. Adjournment**

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- **There being no further items of business, a motion was made and seconded (Rehm/Shaw) to adjourn the meeting at 2:21 p.m. Motion passes unanimously.**