



Number 7 Association

P.O. Box 64173

Tucson, Arizona 85728-4173

The meeting was held at St. Philips of the Hills Episcopalian Church at 1580 E River Road. The following members were present: President Ken Ellis, Vice President Phil Harber, Robert Levaro, Tom Hicks, Cesar Melendez, and Dale Pugh. Guests: David Sygall and Brenda Ellis.

CALL TO ORDER: President Ellis called the meeting to order at 7:00 p.m. on 3 January 2024.

WELCOME/INTRODUCTIONS: No new attendees.

DETERMINATION OF QUORUM: President Ellis determined a quorum was present.

MINUTES: The December 6, 2023, meeting minutes were approved.

RESIDENT RELATED ISSUES: Mr. Pugh

1. Mr. Pugh would like to install no trespassing and no bicycle signs on his property in the arroyo right of way. Non-resident persons are using the residential right of way and bicycles are not only using the right of way but are encroaching even further onto his property.

Motion was made, seconded, and approved to permit signs.

PRESIDENT UPDATE: President Ellis

1. Secretary Update: The HBS Stratford (HBS) proposal was received and distributed to Board members. HBS followed up with answers to questions posed by the Board. The Board discussed several aspects of the proposal and determined that it was in the best interest of the Association to contract with HBS for management services. **A motion was made, seconded, and approved to sign the proposed contract with HBS.**
2. President Ellis indicated that he needed the input for the Annual Meeting announcement by Friday (5 January 2024) in order to have it mailed to owners by 17 January 2024.
3. President Ellis noted that the County was cleaning our streets.

VICE PRESIDENT UPDATE: Mr. Harber

1. No updates needed.

TREASURER'S REPORT: Mr. Levaro

1. Mr. Levaro indicated that he still had not sent the final payment to Arizona Paint for the sign painting. President Ellis indicated he had just received the final bill and would check the signs on the punch list tomorrow. Mr. Levaro noted that he would adjust the 2023 expenditures to not include the final payment.
2. Mr. Levaro noted that the Board started using the room at St. Philips in October and has not received a bill yet. President Ellis indicated that he would text the contact and ask for at least an email.
3. President Ellis recommended that the assessment increase be tabled and re-evaluated next year. **A motion was made, seconded, and approved to table the proposed increase.**

PROJECT REVIEW COMMITTEE: Mr. Melendez

1. There were 6 projects on the report, 4 have been closed. There were several roof repairs probably due to the rains, and several mailbox replacements with lockables since the ransacking of the mailboxes.

LANDSCAPE COMMITTEE: Mr. Levaro

1. Landscape report for September:

One new Project Application approved.

2. Lot 121:

Received a landscape plan. Parts of the plan need to be modified and enhanced. Mr. Levaro will contact the owner to discuss needed modifications to the proposed plan.

COVENANT COMMITTEE: Mr. Pugh

1. No comments on the report.
2. Mr. Levaro made a wellness check on the residence at (Via Entrada with driveway work), but no one answered the door. The phone number the Board has on the residence goes directly to a busy signal. A notice was sent to 2 different email addresses. Mr. Melendez will verify the ownership files and send the information to Mr. Pugh who will send a violation letter.
3. Lot P3 (Schackel) is still putting their trashcans out on the road for pickup. An invoice for the accrued fines was sent to the owner. Now an adjacent neighbor is leaving their trashcan out by the flagpole.

NOMINATING COMMITTEE: Mr. Melendez

1. There is one candidate that will be on the ballot. The second potential candidate did not materialize.

OPEN DISCUSSION:

1. Mr. Pugh would like funding to replace the faded “No Bikes” signs, plus get more signs. **A motion was made, seconded, and approved to allocate \$250 for replacement signs:**
2. Vice President Harber noted that some of the terra cotta sewer lines in the arroyo were no longer buried. He will take pictures to send to the owners, so they are aware.
3. The annual cleanup usually happens a couple weeks after the annual meeting and is mentioned at the annual meeting. Mr. Levaro will pick a day and set up the event.
4. President Ellis inquired about updating the guidelines on short term rentals, and rentals in general. The law allows the HOA’s to collect and retain limited tenant information: name and contact information of each adult tenant, beginning and end date of the lease, and vehicle description and license plate number. The HOA or management company is permitted to charge \$25 per tenant to update the file. It was also noted that the guidelines do not prohibit subleases, and this should be added. **President Ellis will provide proposed updated language at the next regularly scheduled meeting.**

CLOSED SESSION:

The meeting was adjourned at 7:50 p.m.

NEXT MEETING:

6 March 2024
7:00 p.m. St. Philips
Room: La Paz

Respectfully submitted,

Brenda Ellis
Volunteer Recorder