



CSC HOA COMMUNITY MEETING

— AGENDA —

WELCOME - Amanda

- Please hold all questions until the end of the Board Update
- Open forum to allow homeowners to provide feedback, comments, or ask questions before closing the open session of community meeting

CALL TO ORDER - Maria

- **15 HOMEOWNERS IN ATTENDANCE + 4 BOARD MEMBERS**

END OF YEAR REVIEW

- **John**
 - Coordinated a new contract with Alpha Towing & updated Tow Away street signage
 - Replaced all faded street signage
 - Addressed overdue repairs needed to maintain our pool, including:
 - New pool ladder handle pads & furniture
 - Replaced the pool water heater & pump
 - Repaired the pool lights
 - Repair & reseal bubbled pool decking completed by Roger Merrill
- **Gordon**
 - Completed the repair & resealing of our neighborhood streets
 - Repainted all view fencing, picnic gazebos, curbside markings
 - Replaced blown bulbs highlighting neighborhood entryway signs at night
 - Fixed the clubhouse roof leak & repaired the AC
- **Amanda**
 - Proactively addressed community issues and escalated overdue violations
 - Refocused efforts regarding our community landscaping, including:
 - Removed dead trees throughout; remove dead shrubs throughout the winter
 - Plugged all unused irrigation emitters to avoid leakage
 - Replanted two entryways with drought tolerant plants
 - Redesigned pool & common areas for a cohesive look throughout the neighborhood
 - Started replanting homeowner yards (will continue every year)
 - Planted over 12 new trees
 - Adjusted watering schedule to properly water landscaping based on Arizona state-wide standards as recommended by the Master Gardeners of Yavapai County

- Treated exterior termite infestations impacting landscaping throughout the community

JOHN

- Official board vote to reinstate Maria as Board Member - **UNANIMOUSLY APPROVED**
- Update & reminders about parking
- Additional street signs on order to address problem parking areas & define guest/pool monitor parking at the clubhouse

AMANDA

- Open board seats - what to expect as a volunteer board member
- Timeline for board nominations & elections for Feb 2022 HOA Annual Meeting
 - Feb 2nd 2022 HOA Annual Meeting
 - Request for nominees will be mailed Jan 3rd
 - Voting ballots will be mailed Jan 18th
- Landscaping focus for winter season

GORDON

- 2021 3rd Quarter HOA Financial Statements available online
- Highlights from most recent Financial Balance sheet
- Approved CSC HOA 2022 Community Budget overview
- **CONFIRMED 32K NEEDED FOR TOP SEAL OF COMMUNITY STREETS IS REFLECTED IN THE 2022 HOA BUDGET**
- **2022 BUDGET UNANIMOUSLY APPROVED**
- **CONFIRMED SEWER LINES ARE THE RESPONSIBILITY OF THE HOA TO REPAIR OR MAINTAIN AS NEEDED**

GENERAL HOUSEKEEPING/REMINDERS - Amanda

- Email list (current # of subscribers) - open to homeowners & renters
- FB closed group (current # of members) - open to homeowners & renters
- Paying HOA fees online & receiving HOA statements electronically vs printed
- Access all HOA documents, newsletters, policies, etc on CSCHOA.com (Meeting Minutes)
- Design requests & house paint approval requests (use online form)
- How to contact the Board (board@cschoa.com or call Debbie, Community Manager)

NEXT MEETING DATE & ADJOURNMENT - Maria

OPEN FORUM - Amanda

- **DISCUSSED PARKING VIOLATIONS TO BE ADDRESSED**
- **OPEN DISCUSSION REGARDING WHETHER TO ADD SPEED BUMPS BACK TO OUR COMMUNITY STREETS**

- **HOMEOWNERS COMPLIMENTED THE CURRENT BOARD ON THEIR EFFORTS FOR THE YEAR AND THE POSITIVE DIRECTION OF OUR IN PERSON MEETING**

CLOSED MEETING - BOARD MEMBERS ONLY

1. Call to Order - John
2. Review delinquencies & collections - Gordon
3. Violation report - Amanda
4. Adjournment - Amanda