

Diamond Peaks at Leisure Woods I and II HOA Inc

PO Box 26241, Prescott Valley, AZ 86312
diamondpeakshoa.org

Call to Order

October 8, 2024

Called to order @ 6:32pm

Attendees

Board Members: Mark, Greg, Kim, Frank, Andrew W.

Community Members: Andrew A.

Meeting Minutes Approval

- Minutes approval
- July Executive Board meeting minutes approved via email.

Approved by Andrew Waler, Greg Hall and Kim Audova.

***Please review minutes when emailed so they can get posted to web site.**

Treasurer's Report

- Why two phone lines?
 - We're paying for 2 because of how the well communicates with the reservoir. They talk between each other.
 - Possible cost savings if we move to a monitoring system.
- Chase Bank
 - Finishing up transition from USBank to Chase. One last account to move over and it will be complete.
 - Savings account is now getting 3.96% up from 2.3%!
- Greg: 240k + in our savings account. 44k in checking. 8-12% increase every year.
- Costs are increasing but we don't have any emergencies.
- Mark: After we make upcoming large expenses (road maintenance and possible water monitoring system) what is the expected drop back to "normal", to make sure we have enough in the bank? Do we need to consider a cost-of-living increase to our annual HOA dues in the near future?

- Greg: We have a significant amount of “institutional” knowledge in former board members, for example, Stephen (finances and basically everything) and Dennis (water and roads). We need to make sure we identify and document any gaps in our collective knowledge. Perhaps a future meeting?

Old Business

• Roads:

- Sierra Santa Fe examined our roads over the summery. Thought we could get by with a re-surfacing with a polymer coating. They thought our roads were in good shape and cracks weren't too bad. They did the roads in downtown Creswell, and Andrew W. noted they look like fresh asphalt.
- Consensus is next summer or fall we should crack seal at minimum.
- Previously, Dennis was interested in the Polymer, at ~100k... crack seal + polymer. Stephen was interested in asphalt and then polymer.
- Andrew W. suggested we patch the cracks in the spring and again after the summer (after 3 months), and then Polymer.
- Not sure that we received a quote, but Dennis is not present so unconfirmed.
- Andrew W. asked if we get some details on how long each option lasts on average so we can plan accordingly. Mark will send him Sierra Santa Fe contact info so he can contact them and gather more info.
- Kim will check with Elijah Neumann who has his own crack-sealing setup and is licensed and bonded. Kim will ask if it's a job he's interested and able to do and would like to bid on.
- Mark will research what other crack-seal companies are used in the community.
- Mark will talk to Dennis and look for the minutes from when they met with the company last summer. Would like to plan for something next summer. Greg suggests it's more formal than a conversation. We need to document the details, For Ex: What the benefits are as well as the cost.
- Next Steps: Mark, Dennis, and Andrew to talk about the plan for the roads for next year.

Snow

Contract for snow removal for upcoming season

- Kim started motion to approve Steve @ same price as last year. All in favor. Motion passed!
- Greg: Does Steve have ideas for how to compromise what works for car traffic (less snow) and recreational vehicles (more snow on shoulder for our toys). Mark will talk with Shane to find out.
- 1st payment in Nov for snow contract.

- **Water:**

- Pump House Update - plan for the future
 - Mark to ask Stephen how much is left for pump house. He thinks it's around 5k. We need to look more into the remote monitoring system as we have plenty of money in the bank and we raised the water rates to cover expenses like this. Delta is already certified to do our testing, and they monitor Summit's water system.
 - Mark: Pump-house doesn't have to be next summer; it can be done in stages. Costco has sheds for 2-3k, could this work? much cheaper than the 11k+ price that was quoted earlier in the year.
 - Andrew offered to help with gaining materials and labor. He asked to see the details from Dennis on the designs he came up with.
 - Greg: Can Andrew go down and look at what he thinks we need. Needs to have a removable roof to remove pump with a crane. Under 100 sq ft. We need to be less dependent on a single person (Dennis).
- Next steps: Mark will contact Andrew regarding the pump house shed and work on a plan.
- Backflow Device discussion
 - Dave Criter did them for \$500.
 - The cost is 1k for backflow device.
 - Mark called around and only got one person. \$1,300-ish.
 - Only 1 application last year. 15 lots remain that are not hooked up.
- Mark: Will do annual water usage report.

- **Brush Removal:**

- No updates.

- **Committee ideas**

- Would be nice to have a committee for community involvement to take some pressure off the board. For Ex: Dennis and the roads. Stephen for the water system.
 - Water
 - Roads
 - Social

New Business

- Zoom Account update:
 - It was under Stephen's name. Moved over to Chase account bookkeeper Deborah. Email address is the HOA.

Good and Welfare

- No updates.

Next agenda meeting:

- Remote water monitoring discussion.
- Road maintenance.
- Plan a work party or meeting to get-together to work through agenda items and plan out the work ahead. Perhaps in the spring so we're ready to tackle items over the summer.

Adjournment

- Quarterly meeting date in January 14th
- Quarterly meeting date in April 8th

Things to do in:

October - January

- October - Water resource department, annual usage report.
 - November- First payment for snow removal is due. (November - April)
 - December - Renew Insurance policy, Pay 4th quarter HOA estimated taxes.
-
- Meeting adjourned @ 7:42pm.