

Diamond Peaks at Leisure Woods I and II HOA Inc

PO Box 26241, Prescott Valley, AZ 86312

diamondpeakshoa.org

Call to Order

April 8, 2025

Called to order @ 6:30

Attendees

Board Members: Greg Hall, Mark Allen, Kim Audova, Andrew Whaler

Community Members: Andrew Audova

Meeting Minutes Approval

October Executive Board meeting minutes approved via email.

Approved by Greg, Andrew, Kim

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

Treasurer's Report (Greg Hall)

Chase Bank balances ending (Please see attached documents)

- Checking...\$74,412
- CD #1...\$122,543 (Interest \$1,131)
- CD #2...\$121,191 (Interest \$1,191)
- **Total: \$318,146 (Interest \$2,322)**

- Bank Change is complete
- Interest earned was better than we were expecting!
- CDs were reinvested in a shorter period due to the need for access to pay for road repairs this summer/fall.
- Bank Change is complete
- Checking account balance is about the same as last year.
- Savings/CD account is about a plus \$39,000

Due to higher draw down of checking at bank change and interest earned.

- All other income and expense accounts (except insurance) are on par with prior year.
 - Income Taxes still a work in progress:
 - *Fed was estimated and paid \$2,700 - actual was \$1,555
 - *OR was estimated and paid \$600 - actual was \$342
 - *With the road work needed, draw down on at least 1 CD will result in less tax.
- We have reserves to cover 2025

Outstanding annual dues / water fees

- There are 5 members still not paid (\$7,200) letters are being sent.

Old Business

Roads / Snow:

Snow removal update:

Kim expressed concerns about the quality/consistency of snow plowing in the lower section of DP. At times it was difficult to get in and out of the community which could cause issues with emergency response.

- She will talk to Steve about the possibility and cost of him doing supplemental plowing due these times to ensure the safety of residents.

Last payment was sent to Steve.

Research company for sealing cracks:

Andrew: Colyer General Contracting is ready to come up and do an assessment. Possibly the 1st of 2nd week of May.

Mark: Santa Fe haven't gotten back to him regarding their potential bid to fix the roads. They have a product to inject into the wider cracks, and then the Onyx system over the top.

Need to make a decision by end of May due to the short season.

Water:

- Annual Static Water Test completed by Delta Operations @ 3.2 feet.
- Very important to make sure our reporting requirements are completed to maintain DPHOA's water rights. The State of Oregon is continuing to confiscate water rights from parties who have not been using their allotted water rights.
- Water hookup document has been updated to the agreed upon amount of \$2500

- Mark updated the contact information on the State of Oregon web page to reflect our mailing address in Arizona. He needs to confirm the phone #'s are current.

Greg: What are other HOAs doing; do we need to learn more about the risk and what's going on? Per Stephen, we have significant extra capacity to our water rights, which is an incredible advantage over most communities. Those water rights protect us!

Mark: What amount do we use compared to our capacity?

Greg will talk to Stephen about what he knows on the topic.

Mark: Plan to build a shed for the well-house. We need to get this figured out in a future meeting.

Housekeeping:

June 2025 Board Vacancies

- Three vacancies
 - Kim
 - Frank
 - Mark

Mark and Kim are not planning to continue their service on the board. This means we have TWO positions open!

- Recruitment ideas (Three-year term)
 - Board members to talk to community members as opportunities arise.
- Dates for Membership annual board meeting.
 - Tentative plan for **Tuesday, June 17 at 6:30pm.**

Good and Welfare:

Security:

Kim: There was a recent break-in on Clear Spring Way. What has happened about a solar powered camera at the entrance of the community? She will talk to Dustin about the possibility.

Greg: What about a neighborhood watch signs. Kim reports there are some already.

Kim: Fire dept comes in once a year to test out and clean the lines/pumps.

Mark: We typically do it on our own, but they would like to do it for record keeping purposes.
Kim to talk to Andy to be included.

Things to do in (Listed in the ‘need to know’ manual):

- **January**

- Post Financials of prior year to website (Profit and Loss, Budget vs. Actual)

- **February**

- Submit HOA Tax form 1120-H
- Submit HOA Tax form OR-20
- Renew Insurance: Philadelphia Insurance Co. policy, Due February 19th

- **March**

- Static water test

- **April**

- Renew DPHOA Business Registration with State of Oregon (\$50 annually)
- Pay quarterly taxes
- Plan annual membership meeting

- **May**

- Renew HOA Domain name (May 12th)

- **June**

- Annual Membership Meeting
- Elect new board positions
- Update “Registered Agent” Oregon Business Website (President and Treasurer)

Adjournment

- **Meeting adjourned @ 7:17pm**