



1911 Juniper Ridge Resort
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October 5th, 2018

From the President's desk...

Your Board of Directors meet recently, and I want to give you a summary of some of the business topics discussed at the meeting.

Phil Phillips, our General Manager, commented that after several months of looking, the resort has acquired a new 'used' Chevy three quarter ton heavy duty pick-up truck. This truck replaced an older truck that was sold last Spring. This truck will be used to pull a utility trailer and for plowing snow. (For those living in the Valley of the Sun during the Winter months, snow is that pretty white stuff that covers the trees, ground and the roads. Beautiful on the trees and the ground, not so nice on the roads.)

Planning ahead, the Board approved \$110,000.00 for road repairs *next* Fall. This will cover the main road coming in and all the streets on the south end of the

The "Cool" Summer RV Resort for Active Adults!

resort. Road work scheduled for this Fall will begin as soon as the rains stop.

For those at the Board meeting, everyone got to see and more importantly, HEAR all of the Board members with our newly acquired table top microphones. A shout out (no pun intended) to Phil Sienkiewicz, our volunteer sound man, for doing all the research in helping us acquire eight table top mics for the best price (\$300.00).

The Board meet in Executive Session to discuss and respond to the second letter from the Villas' lawyers concerning the *JUMA Agreement*.

The Board voted that any changes to the current *JUMA Agreement* with the Villas' would require a unanimous vote of the Board. The Villas' requested three amendments to the Agreement, including a \$50,000.00 annual reduction in use fees. The Board could not reach a unanimous decision on any of the three proposed amendments, therefore the current *JUMA Agreement* stands as is.

A letter has been sent from our HOA Board to the Villas' HOA Board informing them that, "We will not take any further action regarding the *JUMA Agreement*. The Board will appoint a committee of three members...to negotiate a merger between the Villas' and Juniper Ridge Resort. The goal of the negotiations will be a merger agreement in place and ready for voter approval of both parties by May 1st, 2019." We are waiting for the Villas' response. More on this later.

A flowchart was presented to the Board. The purpose of this flowchart is to give an over-all visual picture of the structure of the Corporation. The flowchart follows a hierarchy model. It reflects the proper flow and channels for communication between an individual, committee or club and the Board.

A motion was made to accept the flowchart, passing 6-0.

With the passing of the flowchart come some changes in staffing. Phil Philips will continue as our Resort General Manager. In addition to his regular responsibilities as General Manager, Phil's emphasis will be on grounds, maintenance and the golf course.

Gloria Bushnell has left her position as Activities Director to become the Assistant General Manager. Her emphasis will be over-seeing the office staff and administration. In simplest terms, Phil will oversee the outside work of the resort and Gloria will oversee the inside work of the resort. This change went into effect October 1st. Phil and Gloria have worked well together in the past and I believe that together they will continue to make a strong leadership team.

The ARC committee, busy as always, presented several motions, all of them passing.

Construction hours have increased from 7:30 am until 4:30 pm with prep and cleanup time thirty minutes before 7:30 am and thirty minutes after 4:30 pm. Painter's hours have been extended for non-compressor use from 7 am until 6 pm. Concrete workers can work from 7 am until 4:30 pm.

These adjustments in time were made to allow more work to be completed during the summer months when the owners are here.

There was an inconsistency between two documents concerning if 'slideouts' could extend into the side five-foot easement (beyond one's pad). The Board voted NOT to allow 'slideouts' to protrude into the five-foot side easement. In other words, 'slideouts' must fall within the pad. The Board will continue to allow air conditioners and propane tanks in the five-foot side easement because they fall below the window sight line.

Fifth wheels and trailers currently with slideouts protruding into the five-foot side easement will be grandfathered in until they are moved.

Board member George Bromley and his wife Ellen recently relocated to Santa Fe, New Mexico. As a result, George has submitted his resignation. George has served on the Board for the past three years as our President and had two years remaining on the Board as a member-at-large. The entire Board expresses its gratitude to George for his dedication and service to the Juniper Ridge Resort. His insights and legal opinions will be missed by the Board and many of us as neighbors will miss George, Ellen and Zoey. All the best in the years ahead.

George's resignation has left a vacancy on the Board. In light of the recent elections two months ago and the Board's appointment of two new Board members since the elections, the Board felt that it would not be in the best interest of the homeowners for the Board to appoint a third member to the

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Board. Therefore, the Board voted to leave the position vacant until the general elections in July of 2019. Currently there are six Board members. Board meetings are open to all homeowners. Our next Board meetings is October 26th at 2 pm in the Club House.

And finally, the Juniper Ridge Resort website is currently under construction and being formatted to be more 'people friendly' with easier access to different information. Hopefully it will be up and running in the next month. Thank you for your patience.

Fall is in the air and the leaves are turning. For those here at the resort, enjoy the beautiful cool crisp weather. And for those of you who have returned to your winter homes, you are already missed. Wherever you find yourself, remember, it's great to be alive!

Larry Weidner, President