



From the President's Desk....

From the desk of the President...#10

February 1st, 2019

Dear Homeowners,

I have been informed that any letter that consists of ten pages or more is classified as a short novel. Consider this letter your short novel reading for the winter!

Last Friday the Board of Directors met in the early afternoon for the November meeting (cancelled last November because of the snow storm) and in the late afternoon for the January meeting. The Board doesn't meet in December. Twenty-two motions were put before the Board for a vote, twenty-one of them passing.

I want to take a few minutes now to share with you some of the highlights of the two meetings. The Minutes of

the two meetings will be found on the Juniper Ridge Resort website following approval at the March meeting.

In his General Manager's Report, Phil gave us an update on several projects:

A business center has been built inside the clubhouse for the convenience of the homeowners. This business center will provide fax service, parcel receiving and mailing, postal stamp sales as well as copying of documents. The business center will be staffed by volunteers.

The Administration building is currently undergoing some remodeling with the creation of an apparel section, a computer kiosk for homeowners who don't have a home computer and want access to the Juniper Ridge website and the reconfiguration of the front desk and welcome area to better serve our homeowners and renters.

And finally, in the coming weeks the Activities office will be relocated to the clubhouse which places the Activities Director closer to the center of our activities and our homeowners involved in the different activities.

As you are aware the Board of Directors focuses on four main areas in the overseeing of the Resort: Planning and Development, Projects, Programs, and Finances.

Two of those areas: Planning and Development and Finances, took up a major part of the agenda.

Concerning the area of Planning and Development:

There is no update on the sixth hole of the golf course.

Board member Don Dougherty gave us an update on the proposed merger between Juniper Ridge Resort and the Vistas'. Our legal counsel reviewed both the CC&R documents from Juniper Ridge Resort and the Vistas' and discovered that there were no provisions for a merger in either set of documents. Therefore, lacking provisions, the guidelines for an HOA merger fall under the Arizona Corporation Commission Rules. The Arizona Corporation Commission Rules require when a merger is attempted between two HOAs, both HOAs must vote to merge and it has to be a 100% agreement on the part of **all** the shareholders. That means that all 68 Vista homeowners and all 528 Juniper Ridge homeowners would have to unanimously vote in favor of the merger. (In light of the diversity of our homeowners, I don't think we could get 597 people around here to agree on which direction the

sun comes up every morning!) Following this information from our lawyer and discussion, a motion was made and passed to discontinue any further discussions of a merger with the Vistas. Discussions will continue between the two HOA's to see if in addition to the current JUMA agreement, could there be any additional joint operational agreement contracts which would benefit both corporations.

Concerning the area of Finances:

As you are aware, in current fiscal budget (2019), the Board voted to increase our HOA fees by one percent. Part of this increase was the result of the Arizona voters voting for an increase in the State's minimum wage. This increase affected many of the employees here at the Resort. Heads up, the minimum wage automatically goes up another \$1.00 per hour next year (2020.) The other part of the increase was simply the result of increased services and expenses from vendors that effect all the homeowners.

There are certain expenses that most or all of the homeowners benefit from, for example, the work that the employees do and the upkeep expenses of the

facilities and golf course. There are other expenses that directly benefit only a single owner, for example, owners who rent out their lots during the summer, or an owner who adds a room on to their park model or landscapes their lot. There are expenses that are involved in these actions and many others that involve staff time and office supplies and materials. The question comes into play: Is it fair and just for all the homeowners to be paying for services that directly benefit only one homeowner? The Board feels that it is not. The Board feels that costs to the Resort that only directly benefit a single homeowner should be paid directly by that homeowner. It should also be noted that some fees here at the Resort have not been increased for over ten years. Now as a homeowner, before you start to rant and rave and complain to your neighbor and anyone else who will listen, that you now have to pay a fee (that before was free) for something that directly benefits only you (for example, renting your lot) remember that if you, as the homeowner renting the lot, don't pay for the expense accrued by the Resort (two hours of a staff member's time doing the paper work and checking your renters in at the front office) then **everyone's** HOA fee has to go up to pay for that expense! Is that fair and just? Last year

there were 178 summer rentals. The Board voted to charge a **\$25.00 processing fee** for each rental, paid to the Association. The fee is due in the office prior to or at the time of rental check-in, effective February 1st, 2019.

Last year the ARC committee reviewed 155 permits. Although the ARC committee is made up of all volunteer homeowners, because of the number of permits and paperwork involved, a 10 hour part-time administrative assistant now serves the ARC committee. The permit fee for the last 10 years has been \$2.00. The Board voted to increase the Arc permit to **\$10.00 for projects under \$250.00 and \$25.00 for projects over \$250.00**. Again, the Board feels that it is only fair that homeowners who directly benefit from a remodeling project should bear the Resort's cost for that project.

The Board reviewed the costs involved in the sale of homeowners' property. These fees have not been adjusted for several years. The Board voted to increase the **HOA transfer fee from \$175.00 to \$400.00**. This fee is usually paid by the new owner. The Board also voted to increase the purchase **Reserve Fund Contribution fee at**

the time of from \$550.00 to \$567.00. This is the highest it could be increased per year by State law.

The Board voted to approve a new Juniper Ridge Resort price list. A copy of the price list can be found on the Juniper Ridge website.

The new storage lot is completed and open for business.

The Board voted and approved a new Juniper Ridge Resort storage rental use agreement, rental rules and storage fees. The new price list is as follows:

| | |
|-------------------------------|----------|
| Small/Boats space- 9 x 20 | \$215.00 |
| Small space 29 feet and under | \$250.00 |
| Medium space- 30 to 35 feet | \$290.00 |
| Large space- 36 to 45 feet | \$350.00 |
| Canoe rack | \$075.00 |

All fees are annual from June 1st until May 31st. More information can be found on the Juniper Ridge web site.

Charles Eisenbise, our Treasurer, presented the **Operating Income Statement for 2018:**

Budgeted Income for 2018 was projected to be: \$1,178,361.00. Actual Income: \$1,298,736.94. Variance + \$120,376.94.

Expenses for 2018 were projected to be: \$1,299,301.00. Actual Expenses were: \$1,264,574.65. Variance -\$34,726.35.

Surplus income is moved into the Reserve account.

We currently have: \$493,542.23 in Reserves. (\$100,000.00 of this reserve will be used for street repairs this fall.)

Bottom line: our expenses were less than budgeted and our income was greater than budgeted. A shout out to Phil and the entire staff for keeping expenses under control and being so fiscally responsible and for the great job that Charles and his Finance Committee are doing.

A complete financial report will be presented at the Annual Meeting in July.

In other Board business.

One of the issues that the new Board was asked to address by several homeowners was the whole issue of

homeowners' compliance, or lack of in abiding by the Resort's documents. After reviewing the concerns and past history of the Resort's attempts to deal with non-compliance issues, the Board voted last fall to authorize the general manager to hire a part-time compliance officer. That person has been hired. At this meeting, the Board voted to adopt a ***Compliance Policy*** effective January 1st, 2019. The policy states that when an owner's property is found to be out of compliance (based on the Resort's documents) a *Courtesy Notice* will be sent to the owner with no fine. If after ten business days the owner fails to respond or comply, a *First Notice of Violation* will be sent with a \$50.00 fine. If after ten business days the owner does not comply, a *Second Notice of Violation* will be sent with a \$100.00 fine. If after ten business days, the owner still does not comply a *Final Notice of Violation* will be sent with a \$300.00 fine. Failure to pay the fine will be added to the owners HOA fees through HOAMCO. The *Compliance Policy* is found on the Juniper Ridge website.

I think that we are all aware and appreciate the fact that the overwhelming majority of homeowners take excellent care and pride in their property. A shout out goes to all of you. Your compliance and caring only adds

to the overall neatness and beauty of our resort. However, as we also know, there are a few folks who just don't think the rules and regulations apply to them. Hopefully our new compliance officer and *Compliance Policy* will help them to get on board.

The Board voted to approve *Association Reserves Company* to do a No-Site-Visit Reserve Study update for \$1,600.00. The last On-Site Reserve Study was done four years ago. This study aids the Buildings, Maintenance and Landscaping Committee for maintenance scheduling and the Finance Committee for budget planning.

The Board voted to renew its contract with HOAMCO for 2019.

There was a discussion on prohibiting weapons in public buildings. No action was taken.

There was a motion to have Juniper Ridge Resort employees complete the staking of all lots from the county record maps. Because of the possibility of liability

against the Resort by owners of incorrectly marking the lots, the motion was defeated.

The Board voted and approved the updated version of the Juniper Ridge flow chart. A copy of the flow chart can be found on the Juniper Ridge website.

The Board voted and approved Mr. Tom Wolff as a new member of the ARC committee. Welcome Tom.

The Board voted and approved, at the request of the Fire Department, that **all lots** have a Juniper Ridge standard identification sign with their Lot number and **street number** in place by August 1st, 2019.

The issue of installing cameras for the safety of homeowners, staff and the overall security of the Resort was discussed. A motion was made and passed for the staff to determine where cameras would be most beneficial and useful (example: dog run, dumpster area, kitchen, swimming pool area, woodshop, other shops, etc.) and acquire bids for discussion at the March Board meeting.

A motion was made and passed to accept the revised layout of the ***Rules and Regulations***. This was done to create a more reader friendly edition for homeowners by providing an Index and by putting all the information on one topic in one place. The revised copy can be found on (you guessed it) the Juniper Ridge website.

Board member Diane Thompson and her husband have sold their home here at Juniper Ridge and will be leaving. Regrettable, the Board has accepted Diane's resignation.

After discussion and input from the homeowners present at the meeting, the Board voted not to appoint a new member, but to leave the board member seat vacant as a result of her resignation and open until the July 2019 Annual Meeting and election.

This means that the Board will operate with five members until July. In July two current members' terms will be up and will go off of the Board: Alex Shaffer and Charles Eisenbise. Charles has served two terms and is ineligible to run and Alex has chosen not to seek a second term. Along with the two current open seats, **all the homeowners** will have the opportunity to **elect four new Board members**.

The Board voted not to meet in February. The next scheduled Board meeting will be **March 29th, 2019 at 2 pm.**

If you made it this far and are still with me, have a great weekend.

Carpe Diem,

Larry Weidner, President

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