



From the President's desk ...#14
April 5th, 2019

Dear Homeowners,

Last Friday the Board of Directors met for a general meeting. I wish to give you a summary of that meeting. The official Minutes of the meeting will be available on the Juniper Ridge website following the Board's approval of the Minutes at the next meeting in May.

The Minutes for the November 30th, 2018 and the January 25th, 2019 General Board meetings were approved and are available for review on the Juniper Ridge website.

President's Comments: HOAs in the state of Arizona are required to publish the notice of a Board meeting 48 hours prior to the meeting. HOAs are not required to publish the agenda prior to the meeting. (The reason given for this is that if an item is added to the agenda after it is published, homeowners may feel that the Board intentionally kept this item from them.) HOAs are required to have hard copies of the agenda available at the meeting for homeowners.

Several homeowners have requested that we publish the meeting agenda with the meeting notice 48 hours prior to the meeting so that homeowners can see the agenda items and determine if any of the items are of special interest to them. It would also let them know the approximate time that the item should come up for discussion, if they weren't available to attend the entire meeting. In the Board's continued attempt to be open and transparent, starting with the May meeting, the agenda will be published along with the 48 hour notice of meeting. However, the Board reserves the right to add an agenda item(s) after the agenda has been published.

To avoid confusion during the meeting as to the motion being discussed by the Board Members or homeowners, once the motion has been made and seconded, and prior to discussion, the recording secretary will repeat the motion a second time. The motion will also

appear on the large screen behind the Board members and will remain up during the discussion of the motion.

Several pictures and PowerPoints on the big screen are also being added to the discussions so homeowners can better understand the motion or topic being discussed. (Who wants to sit through a meeting and not know what those folks up there are talking about?)

At the beginning of the meeting I will take a minute to remind homeowners of the times in which they are invited to come to the podium and share their comments.

Homeowners were also reminded that the Voice of Juniper Ridge Facebook page is not authorized by nor in anyway affiliated with the Juniper Ridge Resort, its employees or the Board of Directors. Official accurate information can be found only on the official Juniper Ridge RV Resort Facebook page or at www.juniperridgeresort.com. Neither the staff nor the Board will respond to any questions asked or comments made by homeowners on the Voice of Juniper Ridge.

In the **General Manager's Report** Phil Phillips reported that:

- The new entrance sign has been completed. (It looks great! LW)
- Soon we will be sending out invoices for storage space. Please respond ASAP to the survey questions and invoice.
- We intend to construct a 'washing area' near the garden storage area for people who use their ATV, side-by-sides and recreational vehicles. This will relieve pressure on the golf maintenance area for washing off vehicles. We hope to have this up and running by June 1st.
- The lady's restroom in the Grand Lodge has been refurbished with new thrones, sinks, tile and paint.
- Three used golf carts have been purchased and modified for the housekeeping staff and workampers to better get around and reduce travel time in performing their duties.
- As a result of our brutal winter (We won't talk about that. lw) the golf course experienced some winter kill. We will be doing some re-sodding and re-seeding. Also, a used fairway aerifier has been purchased for used on the golf course.

Phil also reviewed the comments and questions he received from the Town Hall Meeting and his responses. The Board requested that these comments, questions and responses be put on the Juniper Ridge website giving all the homeowners the opportunity to review.

In the **Assistant Manager's Report** Gloria Bushnell reported that the Business Center is up and running (Monday-Saturday 10-noon) and the Activities Director's office has been relocated there. Gloria welcomed Karen Humphrey back as our full-time summer Activities Director. (On behalf of the full-time folks here, a shout-out to Gloria for all the great activities she planned and coordinated for us over the

winter months. LW.)

Committee Reports:

Finance Committee: Charles Eisenbise, our Treasurer reported that the resort is solvent. See the Financial Report on the (you guessed it) the Juniper Ridge Website.

ARC Committee: Alex Shaffer, Chairman made several motions that passed. These motions included:

- Adding new information sheets to the information packet
- Extending construction periods from 90 to 120 days
- Requiring all recreational vehicles to be in like-new or in well-maintained condition, at all times, regardless of age and that paint colors (body and trim) will be subject to ARC approval
- That a portable fence enclosure may be placed on grade and be temporary in nature. It must be accessible by a gate and not within the easement setbacks. The fence shall not exceed 36" in height from the lowest adjacent ground (we all remember Mrs. Hornblower and the Snuggles fiasco?) The fence may not restrict the rules for parking. The Board also approved that concerning retaining walls, materials and design will no longer be subject to ARC approval.

A motion was made to prohibit the planting of ponderosa pines, blue spruce or fruit trees of any kind. After discussion, this motion was tabled and sent back to the ARC committee for further review.

Bay windows have been added to structures that cannot be located within the lot setbacks. Grandfathered.

Buildings/Grounds/Landscaping Committee - no report

Strategic Planning Committee - no report

Unfinished Business:

Bids were received for the installation of security cameras throughout the resort. A bid of \$11,890.68 by RTS, LLC was accepted. The installation will take place during three phases. Phase one has been completed. Phase two will be completed in June and phase three in July.

New Business:

Mr. Will Peterson from Unwired Engineering made a presentation to the Board. Unwired Engineering is proposing a resort wide Wi-Fi-TV upgrade. This proposal could offer significant savings to all homeowners. After discussion by the Board and input from the homeowners present at the meeting, it was decided by the Board to invite Mr. Peterson back in June to make a presentation to all the homeowners. This would eventually have to go to an all homeowner vote in the Fall.

A motion was made and passed to establish a subcommittee to create a policy on the purpose, place on the flow chart, boundaries and names/new names for the Juniper Ridge neighborhoods. If you would like to be on this subcommittee, please notify the office and leave your name and phone number.

A motion was made and passed to approve 5.1 **Code of Conduct for Homeowners**. This Code of Conduct is consistent with the Code of Conduct for staff and Board members. The Code of Conduct for Homeowners is as follows:

- All persons must always conduct themselves in a civil and courteous manner and must not jeopardize or interfere with the rights and privileges of another.
- Loud, profane, indecent, or abusive language is prohibited.
- Harassment or physical abuse of any person by another is prohibited.
- No person's actions shall compromise the safety of another. All persons participating in organized or sponsored events shall obey all safety rules and shall cease unsafe activity when directed to do so by resort employees or other authority,
- No person shall act in a way that brings disrepute or negative attention to the HOA or its members.
- All homeowners shall respect the duties and authority of the resort employees. Any directives, verbal or written from resort employees shall stand. If any person disputes a resort employee's actions, that person shall be entitled to a hearing before the General Manager to determine the validity or acceptability of any disputed action. The homeowner may appeal the General Manager's decision. Until the Board decides otherwise, the action shall be deemed valid and acceptable.

Any inattention to duty or lack of courtesy by a resort employee should be reported to the General Manager. All resort employees must wear a uniform or a name tag when on duty.

Next Meeting: May 24th. 10 am in the Grand Lodge.

There you have it. Now aren't you sorry you missed the meeting?

Carpe Diem,
Larry Weidner, President, CEO
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