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Q MOUNTAIN VISTA

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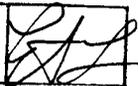
AZ CORP
DOCKET CONTROL
2014 JUN 30 AM 11:09

June 24, 2014

Arizona Corporation Commission
DOCKETED

JUN 30 2014

Arizona Corporation Commission
Docket Control Center
1200 West Washington Street
Phoenix, Arizona 85007

DOCKETED BY 

Regarding: Q Mountain Mobile Home Park Water, Docket W-02518A-13-0414
Authority for HOA Board of Director's to File Rate Application

Dear Sirs,

Please find enclosed the original and thirteen copies of the Q Mountain Mobile Home Park HOA Board of Director's Meeting Minutes for October 17, 2013 and November 21, 2013. The Board of Director's Meetings are scheduled and open to homeowners. 2013 Meeting minutes were mailed to all our homeowners with monthly water bills. The 2013 Rate Application Docket # W-02518A-13-0414 was discussed during these meetings and detailed information was given to our homeowners.

Thank you for your assistance,

Cheryl Greenstreet
Treasurer for the 2013 and 2014 HOA Board of Directors

ORIGINAL

Docket #W-02518A-13-0414

MOUNTAIN VISTA HOA BOARD OF DIRECTOR'S MEETING

October 17, 2013

2:00 P.M.

Senior Center, 40 Moon Mountain Rd.

RECORDED
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MINUTES

2014 JUN 30 AM 1:09

OPEN MEETING - 2:00 PM - By Nancy Winscom

Board and Officers Present

Jack Beebe, President

Nancy Winscom, Vice President/Secretary

Cheryl Greenstreet, Treasurer - Officer to Board of Directors

Richard Cookston - Director

Melvin Staberg - Director

Lucinda Church - Office Administrator HOA/Water Company

MINUTES

Board of Directors Meeting -Minutes of March 21, 2012, mailed with April water bill.

Motion to approve made by Dolly Klose, seconded by Brenda Wigton.

TREASURER'S REPORT - Given by Cheryl Greenstreet

HOA \$27,041.00

Water Department -\$15,702.49

Minutes and Treasurer's reports are available in office to review.

OLD BUSINESS

Road Work Equipment - Jack Beebe reported that a blower to blow debris out of holes before patching has been purchased. Plan is to purchase addition brooms and shovels.

Home Owners Responsibility - CC&R's have been revised several times. Your knowledge of current ones can be useful if you have any questions or issues.

Mailed Correspondence. - Correspondence mailed with your monthly water bill will have the Minutes from Meetings or updated information. We periodically hear from Members that they have not received their water bills or read the Minutes. When you receive mail from HOA, please open it.

NEW BUSINESS

Update on Water Department and the Town of Quartzsite for 2014 - Cheryl Greenstreet . Expiration of five year cost agreement with Town expires September 1, 2014. Need to file the Rate Case with Arizona Corporation Commission (ACC) soon to cover the higher cost of water. Additional Notice of our request for water rate increase will come with the water bills, probably in November.

Nominations for Board of Directors - Nancy Winscom requested members seriously consider to submitting your name or nominate someone for the 2014 Board of Directors. New ideas and/or solutions are welcome to keep things running smoothly and in the best interest of the HOA.

CC&R's - Can be changed if done the proper way. Submit ideas to office or Board to be discussed with members at the next meeting.

Conditions of the Roads - Cheryl Greenstreet. When Slurry Contractor is in town, Board will get an updated estimate of work for Byrd Lane to Hagley Loop.

Homeowners Dues for 2014.- Current 2013 Dues are \$180/Yr or \$15/Month. Board is allowed to raise dues 20% annually. 2014 Dues will be \$216/Yr or \$18/Month. This is to offset new expenses and the much needed repairs on our roads.

Water Company pay down loan to HOA - Water Company currently operating at a profit. To offset this profit, Board to decide how much to pay down the HOA loan and how much to reimburse the HOA for part of Cindi's salary that is currently being solely paid by the HOA.

OPEN FLOOR TO MEMBERS

Q. Joanne Robinson - Had seen articles about public funding or grants for street paving? Would it be possible for the HOA to get some assistance.? Cheryl Greenstreet - Did not think it is available as our streets are private.

NEXT BOARD OF DIRECTOR'S MEETING.

November 21, 2013 @ 2:00 PM - Senior Center

MOTION TO ADJOURN - Bill Scott, seconded by Brenda Wigton. Meeting adjourned at 2:20 PM

Respectfully submitted,

Nancy R. Winscom
Secretary

**As a reminder: All building permits MUST be submitted and returned to the office.
There is a 3 day turnaround on Jack getting back to you.**

Docket # W-02518A-13-0414

**Q Mountain Vista HOA
Board of Directors Meeting
November 21, 2013 - 2:00 PM
Senior Center, 40 Moon Mountain Road**

Meeting called to order at 2:00 P.M. by Nancy Winscom, Vice President

Members Present Jack Beebe, President
Nancy Winscom, Vice President/Secretary
Cheryl Greenstreet, Treasurer - Officer to Board of Director
Melvin Staberg - Director
Margaret (Maggie) Crookston - Director Absent

Announcement: Richard Cookston - Passed away in October.
Maggie Cookston has accepted the position to replace Richard on the Board until the end of the year.

Minutes from October 17, 2013, sent by mail with water bill. Motion by Brenda Wigton to approve minutes as mailed; second by Joanne Robinson

Treasurer report as of November 21, 2013,

HOA - \$27,096.70.

Water Company - \$15,355.47

Copies of these reports are available in the office.

OLD BUSINESS

Update Water Department with Town Manager

Reminder water contract with Town expires September, 2014.

Town Cap fees \$750.00 must be paid in full by January 1, 2014

Homeowners Dues: \$216.00 or \$18.00/month, effective January 2014

Road Repairs: To be done after first of the year. Received estimate from contractor that did the work on Connor, to repave Byrd. Were advised could pay 2/3 up front and the rest later. Will be dependant on HOA finances.

Rate Application. Information will be enclosed with water bill and Board Minutes. Please review. Are in the process of the filing for approval to the Arizona Corporation Commission.

NEW BUSINESS

Nomination for Board of Directors:

Jack Beebe

Nancy Winscom

Melvin Staberg

Margaret (Maggie) Cookston

Vida (Marie) Tarpley

George (Jorge) Cifuentes.

Please submit any additional names not later than end of November. Ballots need to be mailed during the first week of December.

CC&Rs - David Collier has offered to chair a committee to review current CC&R's to make them more friendly to homeowners and to improve property values. Any revisions will need the

approval of 2/3's of Homeowners. If interested contact Dave Collier.

OPEN DISCUSSION

Question - Complaints regarding School Bus making multiple stops within subdivision.

- Damage at corners of the roads.
- Safety of people on their daily walks.

Answer - General consensus majority present, not a problem.

- Multiple pick ups are safety for children. Being picked up near their home keeps them safe from traffic, predators (was mentioned that coyotes are seen frequently walking down the our roads.
- Road Damage - Consensus heavy big rigs can do more damage then the School Buses.

- Further concerns should be discussed with the schools.

Question - Cap Fees

Answer - Cheryl Greenstreet explained those monies were used by the Town to bring the water into our sub-division. These fees are standard within the Town in order to expand.

Question - Neighbor Watch

Answer - Be a good neighbor and be aware of your neighbor's safety and property.

- Notify Police Department when you leave for period of time. They will patrol the area, when you let them know your are leaving. Common courtesy is to also advise them when you return.

Question: Solicitors.

Answer: There is a big sign at entrance to advise no solicitation, door to door without the approval of the Board. If you have a problem, advise them the first time about the sign. After that you can call the police to remove them from the area.

Question: Feeding coyotes and other wild life.

Answer: Notice do not feed coyotes, It presents a danger to you, children and pets..

Question: Can you shoot coyotes within the sub-division

Answer: For safety reasons, not a good idea. Also would check with State regulations on this matter.

Question - Do not have copy of CC&R's?

Answer - Available in office. Contact Cindy for a copy.

THANKS TO ALL WHO WERE PRESENT AT THE MEETING FOR YOUR PARTICIPATION WITH QUESTIONS, ANSWERS AND SUGGESTIONS. ALSO YOUR AWARENESS AND THANKS TO THOSE YOU KNOW ARE SELFLESSY WORKING FOR YOU AND THE HOA'S BENEFIT.

**Next Meeting: HOA Board of Directors, December 19, 2013 – 2:00 PM
Senior Center**

Motion to Adjourn - Ron Snyder, seconded by Brenda Wigton. Meeting adjourned at 2:45 PM

Respectfully submitted,
Nancy R. Winscom, Secretary

PS: IMPORTANT - Please review all documents you will receive with your water bill.