



**Windmill Ridge at Mountain View Ranch Community Association
Annual Meeting
December 8, 2022**

CALL TO ORDER

INTRODUCTIONS

- Kit Marris, President and Director
- Perry Whitthorne, Director
- Corydon Marris, COO of The Ocaso Group
- Design Review Panel & Resident Volunteers

STATUS OF TRANSITION FROM HOA MANAGEMENT SOLUTIONS

ELECTION OF DIRECTORS FOR 2023

Slate of Nominees

- Kit Marris
- Perry Whitthorne
- Lani Baker

TREASURER'S REPORT

- 2022 Financials; P&L, Balance Sheet
- 2023 Proposed Budget

COMMUNITY UPDATES AND DISCUSSION ITEMS

Front Entry / Water Features / Windmill

- 2022 Improvements
 - New Horizon Landscaping hired for regular maintenance
 - Island Pool Services hired for maintaining water features
- Discuss needs for future improvements and maintenance
 - Landscaping and irrigation
 - Water features
 - Windmill
 - Windmill shed
 - Lighting
- Discuss gifting of parcel on west side of entry and plans for use

General Topics

- HOA Discounts
 - Dunn Edwards Paints
 - New Horizon Landscaping
 - Island Pool Service

- Discuss compliance issues with builders and subcontractors to maintain clean job site
- Discuss maintenance of public dirt shoulder along established roadways

PROJECT DEVELOPMENT STATUS

- 2022 Update – Home construction was robust in 2022
- Phase 2 & 3 Status – Fairfield Homes 90% complete in PH 2; starting in PH 3
- Phase 4 – grading, water & utilities completed for 88 lots
- Phase 5 – South of Marsh Station Road, grading, water & utilities completed 10 lots
 - These lots are not part of the Windmill Ridge Community Association

OTHER COMMUNITY DISCUSSION ITEMS

- Paved road maintenance is the responsibility of Pima County Transportation Road Maintenance, Ph# 740-2639
- Determine interest for a Holiday Party Committee to organize annual holiday potluck party
- Determine interest in a springtime social potluck “block party” to be organized by residents

ADJOURN MEETING