

ROVA Minutes



ViewPoint ROVA
Mesa, AZ
www.vprova.org

Meeting Info: January 14th, 2025 10:00 AM (AZ) Activity Boardroom

Approved

Attendees Y means they were in attendance

- Y President, Ed Plumb
- Y Vice President, Mel Kuipers
- Y Jennifer Gilmore, Treasurer
- Y Joel Roland, Secretary
- Y Judy Hawley, Street Captain Coordinator
- Y Bill Parker, Legal
- Y Richard Sebo, Health Safety
- Y Kathleen Noble, AAMHO liaison

Board Pat Horton, Bill Egeberg, Mike Miller

Guests Tim Heim, Ryan Costello

Meeting Called to order: Bill Egeberg

MINUTES

Start Date

Discussion No corrections.

Action Item Mel motioned to accept minutes as written
Judy Seconded
Motion carried

TREASURER

Start Date

Discussion Jennifer has contacted, Vernon, who will audit the ROVA books for a specific time period.

Action Item Joel motioned to accept treasury report at state
Bill seconded
motioned carried

STREET CAPTAIN UPDATE

Start Date

Discussion Judy would like to have a Street Captains lunch in March 19, setup at 9:30 meeting starts at 10:00 in the Geco room.

There are 1,044 members for 2025
The deadline is the January 31st. Usually a lot sign up just before the deadline and at the AGM.

Action Item Mel motioned to allocate up to \$400.00 for the lunch
Joel Seconded
Motioned carried

AAMHO

Start Date

Discussion The AAMHO annual meeting with March 15th starting at 9:00 AM in the ballroom at ViewPoint.
Kath handed out a list of what AAMHO has done for it's members. AAMHO is bringing up rent controls again this year and hopefully it will move forward.

Action Item

ADA COMPLIANCE

Start Date

Discussion Update:

Action Item No update at this time. Once Tim, the new manager, is on board a few weeks we can re-address this issue.

ANNUAL MEETING (AGM)

Start Date

Discussion Agenda
We need to clarify the Elections process.
I suggest asking the membership for 3 - 5 goals for 2025/26

Last years agenda

Welcome: Ed Plumb
2023 AGM Minutes Approval: Joel
President's Report: Ed Plumb
Treasure's Report: Jennifer Gilmore
Street Captain update: Judy Hawley
AAMHO Update: Kath Noble
Articles of Incorporation Adoption: Bill Parket
Board Nominations: Mel Kuipers
Q &A Ed Plumb

Action Item Board remember to wear ROVA name tags
Kath motioned to allocate \$100 to The Tech club to provide and operate the

sound system for the AGM

Mel seconded

Motioned carried

In the event there are more candidates for the board there will be a show of hands to select the board members.

Moving forward we will amend the by-laws to require nominations for the board be submitted in advance. The time table for nominating is yet to be defined.

BALLROOM USAGE

Start Date

Discussion This will be one of the top priorities for the ELS meeting.

Action Item

ELSVP MEETING

Start Date

Discussion Introduction of the new manager, Tim Heim, and his vision for ViewPoint.

Tim worked in high-end Marriot Hotels for over 25 years where part of his role was to turn property scores around. He wants to have a culture of communication starting with Viewpoint team/employee meetings, so all know his goals. He will hold meet-and-greets around the park in the coming weeks.

Tim wants to work with the ROVA board and be as transparent as possible, keeping in mind that ELS/ViewPoint has a corporate structure that he needs to follow but will do his best in working together on joint goals.

Understanding that there have been issues in the past, Tim stated he can only look at today, tomorrow, and the future. He emphasized that ViewPoint has some great residents and wants to increase the value of ViewPoint to all residents.

As for maintenance and other issues, there are a number of things ViewPoint is working on and Tim asked for patience as it will take time. Tim stated they will be spending hundreds of thousands of dollars in this area.

They are putting together a safety committee as well as other committees.

There will be copies of Tim's bio in the Viewpoint office, and ROVA will also post his bio on the website.

Tim reiterated that he wants to work with ROVA for the best outcomes possible for all stakeholders.

Action Item

Discussion The meeting will be on January 21st at 10:00 AM.

There will be a few extra people as we are transitioning to the new board.

Action Item Budgeted for plumbing in phase 1

EMERGENCY/SAFETY/SECURITY

Start Date

7/1/2024

Discussion

ROVA Health and Safety Standard

1-14-25

At Viewpoint RV & Golf Resort, ROVA is unwavering in our commitment to prioritizing the health and safety of all residents and guests associated with our park. Recognizing the importance of maintaining a safe and healthy environment, we hold the following standards of health and safety across all of Viewpoint's facilities and activities.

1. ROVA's Commitment to Health and Safety:

ROVA's goal is for a healthy and secure environment for the Viewpoint community. Health and safety should be the core values that underpin every decision and action ROVA and Viewpoint Park management take. ROVA leadership is committed to providing visible and active support for health and safety. ROVA affirms its commitment to creating a rapport with park management to achieve these health and safety goals.

2. Compliance:

We are committed to complying with all applicable health and safety regulations and standards, including the American Disability Act. We will suggest to Viewpoint Park management all concerns regarding legal requirements and best practices.

3. Hazard Identification:

We will proactively identify and assess potential hazards associated with Viewpoint activities. We will identify and propose to park management all observed risks to prevent accidents.

4. Awareness:

Our awareness initiatives will reinforce a health and safety-conscious mindset throughout Viewpoint.

5. Emergency Preparedness and Response:

We will discuss with park management emergency preparedness plans to ensure a swift and effective response to any unforeseen health and safety incidents.

6. Health and Safety Communication:

Open and transparent communication is essential for maintaining a healthy and safe living environment. We will encourage the reporting of health and safety concerns and incidents, ensuring that information flows freely throughout Viewpoint RV & Golf Resort. ROVA will utilize the tools of email, website, and face to face contact, to ensure that all ROVA members and management are informed of these issues.

7. Health and Safety Performance Measurement and Improvement:

We will continue to measure Viewpoint's health and safety performance. Regular

reviews will be conducted at monthly ROVA board meetings to identify areas for improvement, and corrective actions will be presented to Viewpoint management.

8. ROVA Health and Safety:

ROVA leadership is committed to providing visible and active support for health and safety.

ROVA affirms its commitment to creating a rapport with park management to achieve these health and safety goals.

Action Item Post to the website

FUND DISTRIBUTION

Start Date

Discussion Any suggestion:

Action Item No new suggestions

NEW BOARD MEMBER

Start Date

Discussion Mel introduced Mike Miller as a potential new board member. Mike's background is in IT with experience with web design. Lives in the park year round and is retired.

Action Item Mel motioned to seat Mike Miller on the board
Seconded by Judy
Motioned carried

SECURITY

Start Date

Discussion Update: Mel is still working with Eric Sonos

Action Item With Mel's departure someone on the board will have to take this initiative up and move it forward.

STREET LIGHTS

Start Date

Discussion Update:

Action Item Once Tim, new manager, we will re-address this issue.

THE SISTERS PARKS

Start Date

Discussion There are now 9 parks. The issue is finding a place to meet and time that will work for everyone.
They may consider Zoom meetings.

Mel will continue to go to the meeting but will continue as a resident.

The chair of the board of AAMHO is also part of the group.

Action Item For February meeting we need to have a board member to attend the meeting.

WEBSITE ACCESS

Start Date

Discussion There has been an issue with Ed's email address being use to extract money

from other board members. There for the discussion is to lock down the website to only members. This has caused an issue in the past for Joni as a lot of people would forget their password and contact Joni for it. This will be a discussion before the next meeting to find a solution.

If the board decides to lock it down we need to let the membership know so they are not surprised.

Action Item This will be a discussion before the February meeting to find a solution.
