



**ViewPoint ROVA**

Mesa, AZ

[www.vprova.org](http://www.vprova.org)

**DRAFT**

**ROVA Annual General Meeting Minutes (AGM)**

**Wednesday January 21, 2026 - 7:00 PM**

**Location: Viewpoint Ballroom**

**1. Welcome (Bill Egeberg)**

- a. Bill, ROVA President, called the meeting to order at 7:00 p.m. and welcomed the ROVA members in attendance. Bill thanked the board and street captains for all they have done over the past year. Bill also told how ROVA started in 2005 so it is now 20 years old.
- b. The board members in attendance were:
  - President – Bill Egeberg
  - Vice President - Open
  - Treasurer – Jennifer Gilmore
  - Secretary – Joel Roland
  - Legal Counsel – Bill Parker
  - AAMHO liaison – Kath Noble
  - Street Captain – Judy Hawley
  - Communication – Karen Roberts
  - Membership & Website – Joni Courchaine (not present)
  - Maintenance – Greg Erickson
  - Board member – Dean Huggins
- c. Introduction of Board, and other people supporting ROVA especially the street captains

**2. Approval of 2023/24 AGM minutes (Joel Roland)**

There was no discussion about the minutes.

Motion to approve minutes by site 2540.

Second by site 2829.

All were in favor, motion carried.

**3. Treasure Report (Jennifer Gilmore)**

- a. Jennifer Gilmore presented a summary review of the financials. In addition, Jennifer explained ROVA runs on a calendar year even though technically our season runs from approximately October – April. 2849 asked why we have it calendar year. Jennifer explained that because of reporting requirements with the state it was much easier to have a calendar year statement. Next year's budget will

look a lot different as we are not collecting dues for 2026. However, the board felt it was a good idea to share the funding with the ROVA members. In addition, it will hopefully incentivize others to try ROVA and join next year.

- b. Summary, Full report can be reviewed on the Board of directors ROVA webpage on the ROVA website.

<b>Assets</b>		<b>Income</b>	6,119.00
CD	15,223.95	Dues	5,845.00
Checking	18,074.81	CD's	274.00
Petty Cash	147.07	Expenses	5,604.42
<b>Total</b>	<b>33,445.83</b>	<b>Total</b>	<b>514.58</b>

The major expenses were \$1,500 Christmas lights and \$2,000 to AAMHO.

2849 motioned to approve minutes as presented

325 seconded

All proved

Motion carried

#### 4. Street Captains Report (Judy Hawley)

- a. Judy thanked all the street captains to stand and be recognized. The street captains are the backbone of ROVA. Street captains collect the dues but more importantly collect the information so ROVA can communicate valuable information. Street captains are one arm of communication to the board and Viewpoint management. There are two phase coordinators, Nancy Hannon and Dot Link. They are mentors and resources for all street captains and are invaluable to the organization. Judy Provided the membership numbers. She explained the numbers were down for several reasons. None are due to the park but more about culture, politics, and other factors. Below are the membership numbers.

<b>Membership</b>
<b>2024 - 2,146</b>
<b>2025 - 1,879</b>
<b>Free Membership</b>
(Sponsored by ROVA)
<b>January 2026 - 1,700+</b>

The following are streets that need a street captain. A street captain can be for multiple streets. The street captain is not party planner.

<b>Street Captains Needed</b>		
1300W	3700	5600
1600E	3800	South Hawes Road
1800W	5200	
3100	5300	
3200	5400	
3600	5500	

Judy introduced the inaugural ROVA DAY. There will be four presenters;  
Red Mountain  
Aster Aging  
Mesa Library  
Lawyer talks on wills and trusts and other issues for 55+ residents

There are door prizes and treats. Sign up is in the main building.

## **5. AAMHO (Arizona Association of Manufactured Home Owners) (Kath Knoble)**

a. Kath explained how, just like ROVA watches out for residents' interests in ViewPoint, AAMHO watches out for your interests state wide to included but not limited to counsel at the state level and even free legal services for a number of issues. In thinking about why you would join AAMHO for (\$35.00 per year, \$60.00 for two years) Kath stopped counting at 15, we won't list all the reasons but one that popped up was from an organization called Wild Fire. Kelly McGowen talked about the legislation they are working on about how utilities are charged. They have found a sponsor for their bill that owns 2 parks, which is a huge advantage. The bill helps define how much a park can charge as an administration fee. Kath can provide the exact language and how it can help. Kath will be speaking in favor of the bill. AAMHO is also presenting a bill that will require all park managers to be certified in the laws for parks in AZ. AAMHO feels if the managers and owners don't know the law then how they are expected to keep and apply them. A lot of what AAMHO does is answer questions and interpret the laws.

There are around 2,200 homes in ViewPoint, yet there are only 80 households signed up and supporting AAMHO. AAMHO would like to increase the number so they can be financially stable and continue to work on rent stabilization. AAMHO has a new lobbyist that is willing to work on rent stabilization, but it is a long-term process and AAMHO really needs everyone's support.

## **6. President Report (Bill Egeberg)**

### **a. Accomplishments over the last year:**

- i. Created a new brochure to explain ROVA
- ii. Meet with ViewPoint management, monthly
  1. ROVA provides questions/concerns we receive from residents and these become topics of discussion. We track all topics to keep both ROVA and ViewPoint on track
- iii. ROVA was involved in golf meetings
- iv. Co-sponsored Heat Project with AAMHO
- v. Co-sponsored Christmas lights with Bingo
- vi. Had inaugural meet and greet. This is where we invited all the leaders of clubs/groups. There are over 100 clubs/groups at ViewPoint. It is to thank all the volunteers for their service to the park and their clubs/groups. They also provide time to explain what they do.
- vii. Mapped out all the AEDs in the park and posted them on our website.
- viii. Added additional information to the website that included

1. Emergency plan
  2. Heat safety resource guide
  3. Park map
  4. Service page
  5. Rumor Has it
- ix. Surveyed member concerns that were also shared with ViewPoint
  - x. Free membership for 2026  
(to show the value of ROVA)

## 7. ROVA Corner Stones (Bill Egeberg)

- a. Communication
- b. Health & Safety
- c. Security
- d. Maintenance

## 8. ROVA Goals (Bill Egeberg)

- a. Work closer with clubs/groups
- b. Closer working relationship with AAMHO
- c. Address flooding issues & improve drainage
- d. Remake ROVA website
- e. Continuing with Sister Park Group
  - i. This is a group of other ELS parks that are willing to share information for a common goal of making all the parks better.
- f. Change billing to reflect both residents'
- g. Work to get additional guest passes
- h. Survey to improve ViewPoint
- i. Residents' Directory

## 9. Goals Deeper Dive (Joel Roland)

### a. Issue Process

- i. Contact Office then wait for a response
- ii. No response, contact a second time
- iii. If no or unsatisfactory response contact ROVA

Joel Roland explained that in the past people would go to the office with an issue, then contact ROVA, with the same issue and even sometime go to maintenance. This caused confusion and had multiple people working on the same issue.

### b. Survey

- i. A one question survey will be sent to all ROVA members. This survey will look at how ViewPoint can improve the residents' experience. It is not to bash or go back in time but to move forward for positive experiences. **DO NOT put ,reduce rent, as ROVA has no control over rent.**

### c. Residents' Directory

- i. ViewPoint has decided they will not produce a residents' directory. Joel ask for a raise of hands how many people liked and used the directory and 90% of people, in the audience, raised their hand. Rove now is about 95% sure we can produce a directory. It will be different than the directory ViewPoint put out in the past. The first ROVA directory will list all the unit

numbers and only the names of ROVA members that agree to put their information in the book. There will be options to opt in or out for Name, phone and email. All information is kept in a secure site called DropBox. ROVA has not decided if they will provide a hard copy of the directory.

## **10. Rumor has it, Board nominations (Bill Parker)**

### **a. Rumor has it**

- i. On the ROVA website there is an area where you can put in a question about a rumor you have heard. If I know the answer, I'll get back to you and post the response. If I don't, I'll research the rumor for the correct answer then post and get back to you.

### **b. Board nominations**

- i. The following people are on the board and, if elected, agree to continue on the board for another year.

President - Bill Egeberg  
Vice President - Open  
Treasurer - Jennifer Gilmore  
Secretary - Joel Roland  
Legal Counsel - Bill Parker  
AAMHO - Kath Noble  
Street Captains - Judy Hawley  
Community Communications - Karen Roberts  
Membership & Website Administrator - Joni Courchaine  
Maintenance - Greg Erickson  
Member at Large - Dean Huggins

### **2829 motioned to accept all nominations for the board**

325 seconded the motion

All agreed

No opposed

Motion carried

## **Question and Answers**

### **Can we have classes on how to use the AEDs**

ROVA will look into it.

### **When will we know if the utility bill has passed** (couldn't hear the unit number)

This is a multi-step process. If everything goes as hoped it may come up in May. The earliest it would be in effect would be in the fall. If you are an AAMHO member you can follow the process on the AAMHO website. You can also view it on the open public AAMHO facebook. AAMHO also sends out emails about many issues that are in process. We are not sure how long it will take ViewPoint to implement the changes.

### **Concerned about cats in the park (1613)**

They have seen the cats on streets 10, 17, 16, 19. He has had them defecate on the patio furniture. They also are territorial, which makes it a health issue. The fear is that if not dealt with cats can have up to three liters a year. This could and is becoming a health issue and something needs to be done. A complaint was made to ViewPoint and a politically generic response was given.

Joel Roland provided information that Farrel cats are protected by Maricopa County as well as Mesa. They can not be captured and relocated, killed, or anything else. The only thing that can be done is TNR (trap-neuter-return). The cat's ear is tipped to indicate it has been neutered. This is a topic ROVA will be working with Tim on.

### **Can we provide AAMHO funding through AAMHO (544)**

Kath Noble explained ROVA gives AAMHO \$2,000 a year. A member wanted to know if ROVA needed a motion to provide the money this year. Bill explained it is in the budget to address each January as to if we should and how much to donate to AAMHO.

### **Tree Trimming (2551)**

What will the park look like in a few years if they don't continue this issue. If noting changes and ViewPoint will not change their mind on tree trimming and or removal maybe ROVA could do a bid process with a number of tree trimming companies and offer the service at a group rate.

One person's concern is what is next. The other point is if trees are not trimmed there will be more roof rats in the park.

The question becomes if we own the trees who is to maintain the trees. Kath stated the trees are covered by the law under the landlord tenant act. Kath promised she would research the law and see what it says.

Another question was who owns the fruit. At the Talk with Tim, it was stated the person living there owns the fruit and you can put up a sign saying please don't pick our fruit.

One resident stated if you want to take out a tree you must contact ViewPoint and have them look at it before removal. If approved, ViewPoint will provide a tree in a 5 gallon bucket.

Will the water continue to be provided by ViewPoint. At the Talk with Tim he indicated ViewPoint will continue to provide water as it is now.

6259 said they asked for the tree to be taken out but the park said it was not dead enough.

### **What were the major expenses in the budget (4825)**

The biggest expenses last year were \$2,000 to AAMHO and \$1,500 for Christmas lights, the lighting expense was shared with Bingo. This is the second year ROVA shared the lighting cost. The member was concerned that ViewPoint didn't pay for those expenses.

### **Issue with golf course conditions and fees to play (2005)**

Joel Roland thought the fees were less than normal rates because of the condition. However, many of the ROVA members stated that the fees did go up on January 1<sup>st</sup>. ROVA will address this issue with Tim at the next meeting. It was suggested to attend the Golf meeting and address this issue.

### **Issues with maintenance (Didn't hear the unit number)**

ViewPoint hired a company to fix the ceiling at Northpoint. After the first rain the ceiling leaked again, to the point they have caution tape around the area. The question is if a contractor was hired, why can't ViewPoint get them back in sooner to correct the issue.

### **Garbage collection (749)**

Can AAMHO look into garbage pickup when residents are not here. Kath stated a few years ago Monta Vista sued and won a case and doesn't have to pay. Kathy didn't think this would happen again. The law AAMHO is presenting at the legislature includes all utilities. The information about the utilities is well guarded and hard to find out how much the parks are paying for utilities.

### **ROVA Directory (1213)**

Why can't the office provide the information for the directory? We did check with the office and they cannot

### **Speed in the Park (202)**

He wanted to know why speed bumps have not been put in. The people come past extremely fast. Bill Parker heard there will not be any more speed bumps put in. One reason was because of the emergency vehicles.

### **Issues with lighting at Hawes**

The lighting needs to be increased at the Hawes gate. When driving past you can't see at night and someone is going to get hurt.

### **Traffic Study (4833)**

The only thing we know is that Tim went to Mesa and they said we don't have enough traffic.

(3810) Contacted Mesa and they said we didn't meet the standards for a traffic light. He also met with a local city council member as well as the two engineers. The engineers said they would do another study. They did a study at Main gate, Hawes, and 80<sup>th</sup> and stated 80<sup>th</sup> has more traffic and that was the end of it. He would like to approach the mayor and city council about this issue. He feels if we had a petition with thousands of signees to be presented, he would have a stronger case to present.

### **There was a motion to adjourn**

Seconded

Motion carried