

HOA BOARD MEETING 09/26/2022

Closed meeting with all Board members and Meredith and Brigetet from Colby.

Meeting called to order 5:45 pm

Discussion on if to proceed with legal on the properties that are in arrears and have not responded to the demand letters. Motion to proceed by Regina, all in favor.

Meeting adjourned @ 5:50 pm

HOA OPEN BOARD MEETING 9/26/2022

Meeting called to order @ 6:00pm

All board members present and Meredith and Brigitte from Colby. Each introduced themselves

Secretary's report was read from the meeting minutes from June 2022 by Kathy. Minutes were approved by Regina and accepted by Cheryl.

Treasurer's report was read from the August 2022 financial statement for the month by Arlene. Assets were \$17571, Admin Expense \$5292, Landscaping \$4500, Maintenance/repairs \$1486, Reserve allocations \$4000. Total expense \$ 15278. Savings of \$2293 for the month. Some homeowners are requesting a copy of the financials. To be sent by Colby Management.

Maintenance report given by Ann. We had a roof repair that cost us \$2900. Minor issues which were addressed due to monsoon. We are looking at touch up paint for the house that still have stucco with no paint.

Landscaping report by Karen. We've had various sprinkler repairs and 3 water line repairs in the last month. Landscaping is done on Monday and sprinklers should be adjusted to NOT water on Sunday nights. Trees, shrubs, and bushes are the homeowner responsibility. Call Karen if you want shrubs or bushes trimmed, Ruben is covering this bushes in his contract. All bushes in front of windows will be trimmed to window height as per our CCR's. If you have any requests for any landscaping contact Karen Bebee. Any changes to your yard, tree remove or planted, new garden, any type of landscape changes need Board approval.

Kathy gave the report on the timeline and new landscaper contract. Since March the previous President started to look into other landscape companies. There was a need to look for a financial savings and to have a company that could do the community in one day. Over the course of 5 months, 14 landscaping companies were contacted. A few we never heard from. There were bids from \$10,725/mo - \$3200/mo. We asked each one to compare what our previous landscaper tasks were in his contract. He Rory's Lawn Service, also put in a new bid for a new contract. The decision was made to contract Lopez Lawn Service @\$4000/mo with very similar tasks. That is a saving of \$800/mo. They will be in our community on Mondays. The mower will come in first and cut and the rest of the crew will follow approximately @10am. They will trim and blow. Rock yards will be blown and raked when needed. Trees touching roofs or lower than 8' (for mower to go under) will be trimmed. Repair leaks and sprinkler heads and adjust heads and timers. They will treat the weeds in rocks and driveway cracks with Roundup.

We know that monsoon, grass, and weeds went crazy. The damage that was done has been cleaned up and they continue to clean up and maintain the community. Rock yards will have big weeds pulled. They jumped on getting us cleaned up. Any other issues please call Karen.

A reminder that all landscaping issues should go thru Karen, and she will in turn get with the landscaper. Ann oversees any maintenance issues. Please address these Board members. We also ask that when contacting any board member be in the time of 9am – 5pm, Monday-Friday. If you call, please leave a message.

Xeriscaping handout was available to homeowners.

Regina covered the new Insurance policy which took affect 09/13/2022. The rate was increased \$700 due to AZ rate increase 20.4%. Along with an open claim from 2020. The state of AZ has had many claims because of monsoon. The insurance company is paying out large amounts of money. Our home values have also increased. It was suggested that we look into other insurance companies. When doing the new budget for 2023 the Board does not anticipate an increase in our homeowner dues. Reminder that there is a \$25,000 deductible. If you need the Declaration Pages please call, text or email Kathy.

Friendly reminders – ASK!! There have been threats made about the board and rumors that have been untruthful. Call or email.

Reyes Villanueva – 310-425-6448 – Reyesvillanueva76@yahoo.com (President)

Regina Pangerl – 623-512-5625 – regina@pangerllaw.com (Vice President)

Kathy Stafford -602-301-6346 – Retailfay@aol.com (Secretary)

Arlene Morris – 307-315-7452 – Amorlesw@gmail.com (Treasurer)

Karen Bebee – 916-947-5793 – biscyjoey@yahoo.com (Landscape Director)

Ann Halverson – 602-315-1927 – ann.halverson@bestwestern.com (Maintenance Director)

Cheryl Brooks – 602-577-1656 -Cbrooks10220@hotmail.com (Member at large)

Meeting adjourned @ 6:56pm