

**MINUTES OF MEETING  
OF BOARD OF DIRECTORS  
OF  
ESTATE LOS ARBOLES  
IMPROVEMENT ASSOCIATION**

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Minutes of proceedings of the Meeting of the Board of Directors of Estate Los Arboles Improvement Association, an Arizona corporation (“the Corporation”), held on the 23rd day of January, 2022, in Phoenix, Arizona.

There were present and participated in said meeting, the following Directors of the Corporation: Ivan Korolevich. presided during the deliberations and Amy Fisher acted as Secretary of the meeting. Directors present were Bill Eckles, Wendy Simeon, Ivan Korolevich, Amy Fisher and Rita Bostick.

The Chairman announced that, as the first order of business to come before the meeting, nominations were opened for individuals to serve as officers of the Corporation during the ensuing year. After discussion, Ivan Korolevich was nominated for the office of president, Bill Eckles was nominated for the office of vice president, Amy Fisher was nominated for the office of secretary and Wendy Simeon was nominated for the office of treasurer. Upon motion duly made, seconded and carried, the following individuals were appointed to the offices opposite their names:

President Ivan Korolevich

Vice President Bill Eckles

Secretary Amy Fisher

Treasurer Wendy Simeon

The Chairman announced that, as the first order of business to come before the meeting, a special assessment to be assessed to pay for certain capital improvements. After review of the cash on hand in the reserve account and in the operating account and projections for dues yet to be collected and the estimated operating expenses during the ensuing year, and the contract amount required to be paid for the repair of the tennis court, upon motion duly made, seconded and carried by a unanimous vote of the Board, it was:

RESOLVED, A special assessment shall be levied in the amount of \$425.00 per home; which, multiplied by the total number of homes in Estate Los Arboles equals the tennis court repair costs as represented by contract with General Acrylics,

FURTHER RESOLVED, Amy shall prepare a special assessment notice together with a newsletter explaining the need for the special assessment and the benefit to all homeowners in Estate Los Arboles that will result from an increase in dues and the special assessment.

The Chairman announced that, as the next order of business to come before the meeting, an increase in annual dues by 20% to \$475.00. After discussion, upon motion duly made, seconded and carried by unanimous vote of the Board, it was:

RESOLVED, Annual dues shall increase to \$475.00 effective with the annual dues which are due on December 1, 2022.

The Chairman then proposed that the reserve calculations for capital improvements as set forth in the November 1, 2021- October 31, 2022 budget should be reviewed and revised to reflect current estimates for repairs for each improvement listed. After discussion, the motion was duly made, seconded and carried by a unanimous vote of the Board, it was:

RESOLVED, bids shall be obtained from licensed contractors as follows: Ivan will get bids for replacement of the chain link fence surrounding the tennis court; Wendy will get bids for block wall repair at the tennis court and the wall dividing Gardenia from the canal; Bill will get bids for painting the common area walls surrounding the

tennis court and the wall dividing Gardenia from the canal, with separate line item bids for painting the alley walls facing the alley and the gazebo structure at the tennis court. All bids shall be obtained as quickly as possible so that Wendy may prepare a final budget for the current fiscal year.

The Chairman then announced that Jennifer Kane has recently added wood trim surrounding the garage without seeking prior board approval and repainted her house and used her trim color to repaint the garage door which are in violation of Association Rules & Regulations, upon motion duly made, seconded and unanimously carried, it was:

RESOLVED, that Amy shall send a notice of violation to Jennifer Kane and request that she remove the trim around her garage or paint it Navajo white; and, repaint the garage door Dunn Edwards Navajo White within thirty days. Failure to do so shall result in a \$100 fine.

The Chairman then announced that the next order of business is having the entry wall at Myrtle and 13<sup>th</sup> street repainted and the “Estate Los Arboles” lettering restored. Upon motion duly made, seconded and unanimously carried, it was:

RESOLVED, Ivan will speak to Tim Donhauser about repainting the entry wall and reinstalling the “Estate Los Arboles” lettering.

The Chairman then raised the issue of increasing the transfer fee charged on home sales twenty percent (the maximum allowed by Arizona Statute) to \$144.00. Upon motion duly made, seconded and carried by a majority vote, it was:

RESOLVED, the transfer fee charged on home sales shall be increased 20% to \$144.00.

There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, the meeting was adjourned.