

**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 20th day of March, 2021, in Phoenix, Arizona.

Ivan Korolevich called the meeting to order at 2:13 pm. There were present and participated in said meeting, the following directors of the Corporation: Ivan Korolevich, Jon O’Neal, Anne Thorne, Rita Bostick, Jay Atherton, and Amy Fisher. Ivan Korolevich. presided during the deliberations and Amy Fisher acted as Secretary of the meeting.

The Chairman announced that, as the first order of business to come before the meeting was the Ploederl landscape status. After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, Ivan will forward to the other board members the Ploederl landscape plans for their review. The board members shall respond with their recommended time frame for the proposed landscaping to be completed. Based upon the board member’s responses, Ivan will convey to the Ploederl’s the board member’s majority vote for the timeline for completion of the landscaping.

The Chairman then reported that Joe Contreras has been warned by formal notice that he must maintain no more than two vehicles in view of neighboring property and shall not consistently park vehicles on the street. Anne volunteered to speak to Joe to encourage him to

bring his use in compliance with the violation letter requirements. After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, Anne will speak to Joe during the 30-day warning notice which expires April 6, 2021 and report to the board the results of her conversation so that the board may take further action if necessary.

The Chairman then presented the status of dues payments and the current funds in the account. The bids for the capital improvements work to be completed exceeds the amount in the reserve account. The current funds are sufficient to pay for addressing the drainage issues on the west, north and east sides of the tennis court but not sufficient to also address tennis court repairs. A discussion among board members ensued regarding the priorities to be assigned to the capital improvements to be addressed. After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, The drainage issues on the west, north and east sides of the tennis court should be addressed immediately and prior to pursuing repairs of the tennis court.

The Chairman then opened the floor for discussion regarding the finalization of transfer of treasurer duties to Jay. Jay advised he will be meeting Wendy the week of March 22, 2021 to transfer treasurer duties. After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, Jay will be trained by Wendy during the week of March 22, 2021 in the use of Quickbooks.

The Chairman then opened the floor to discuss the pine tree bids. Amy obtained a bid from Top Leaf. She presented the case for hiring Top Leaf based upon the bid they submitted which was based upon their suggestion to feed the trees and do a preventative injection for borers which was \$500; they advised there was no infestation of beetles or borers and they advised against removal of limbs or trees. Top Leaf's bid also included a separate line item for removal of the dying grapefruit tree. The board unanimously decided to defer removal of the grapefruit tree. Rita presented the case for hiring Radley's based upon the bid they submitted for removal of the trees. Rita advised Radley's had given her an oral bid which was \$725 for doing the feeding injections and preventative injections that Top Leaf recommended. She requested the board not make a decision on the tree company to hire until she was given the opportunity to obtain a written confirmation of Radley's oral bid. After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, Rita will obtain a written bid from Radley's based upon feeding and borer treatment injections set forth in the Top Leaf bid and forward the bid to all board members during the week of March 22, 2021. The board members will then vote by email their choice to perform the tree work and based upon the majority board members' email selection, Ivan will be authorized to enter into a contract with the winning bidder.

The Chairman then opened the floor for discussion regarding drainage work to be performed on the west, north and east sides of the tennis court. First the two strips west of the tennis court. The board discussed the cost to improve the strips with the options of horseshoes or bocce ball. Based upon the sole bid obtained for such work, it was determined that there is no money in the budget for these proposed improvements. An alternative bid from Landscaping Contractors was then presented that included stump grinding, earth leveling, irrigation

modification and top dressing with decomposed granite which was \$7000. It was suggested that we request Landscaping Contractors to provide us with a bid that deletes the granite. Second, the issue of drainage along the north and east sides of the tennis court was discussed. Three recommendations and bids were obtained. The recommendations and bids from Happy Lawnmower, Elite and Landscaping Contractors were presented and Jay provided his professional opinion on the preferable recommendation of a French drain as recommended by Elite and Landscaping Contractors. After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, Amy will obtain a revised bid from Landscaping Contractors for the two west strips that deletes the decomposed granite and she will submit to the board members by email for their consideration and vote on how to proceed with the west strips for drainage remediation.

FURTHER RESOLVED, The drainage bid by Landscaping Contractors for the north and east sides of the tennis court is accepted and Ivan is authorized to enter into a contract with Landscaping Contractors.

FURTHER RESOLVED, The homeowner survey regarding recreational use choices for the southwest strip which was approved by the board at the annual board meeting will not be sent out.

The Chairman then presented to the board the unsatisfactory job being performed by our current landscaper, Vision and his recommendation that Vision be replaced. Amy and Rita then presented the bids by Landscaping Contractors and Happy Lawnmower, respectively. The board discussed the alley weed control component of both bids. After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, The landscape maintenance bid by Landscaping Contractors for the north and

east sides of the tennis court is accepted and Ivan is authorized to enter into a contract with Landscaping Contractors.

FURTHER RESOLVED, Once the Landscaping Contractors contract is executed, Ivan shall terminate Vision and coordinate stop and start dates for each to provide for continuous maintenance.

FURTHER RESOLVED, The weed control of the alleys shall remain the obligation of individual homeowners until all pending projects have been completed and paid for. At which time, the board will reconsider alley weed control being handled by an independent contractor.

The Chairman then presented to the board the issue of tennis court repair. The board acknowledged that there were not sufficient funds in reserve to perform the tennis court repairs. The following alternatives were suggested: 1. Assessing a special assessment on each owner to pay for the tennis court repairs, 2. Assessing a use fee on each owner that elects to use the tennis court, 3. Assessing a fee on each guest that is invited by an owner, 4. Performing patch repairs rather than a resurfacing, 5. Maintaining the tennis court area locked until the reserves are sufficient and advising the owners in the upcoming newsletter the reason that the court remains locked. After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, Amy will revise the newsletter to advise the owners the reason why the tennis court remains locked.

The Chairman then opened discussion of a preliminary approval for Jon O'Neal's concept of his remodel. Jon presented his proposed plans. After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, Jon's plans are preliminarily approved for the limited purpose of obtaining permits. Jon will need to provide the board with copies of all required permits for the work to be performed, the final stamped plans, all color samples, materials samples, contractor's name, license and insurance information as well as a copy of the construction contract for the board to review and approve prior to commencement of construction.

The Chairman then suggested updating the trim colors. After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, Ivan will email to the board members the results of his research of suggested trim colors. The board members shall review and vote upon the selections presented by Ivan.

The Chairman then advised the financial budget and the estimates for capital repairs such as the tennis court, tennis court fence and wall painting must be reviewed and revised. After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, that the issue of review and revision of the financial budget and pursuit of updated estimates shall be deferred to the next board meeting

Ivan then presented a status report regarding the website. Amy presented a report regarding new house sales. Amy presented a report on the litigation matter with Sheree Schuh.

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