

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

Minutes of proceedings of the first quarterly Meeting of the Board of Directors of Estate Los Arboles Improvement Association, an Arizona corporation ("the Corporation"), held on the 30th day of April 2023, in Phoenix, Arizona.

Ivan Korolevich, President, called the meeting to order at 11:05 pm. There were present and participated in said meeting, the following directors of the corporation: Ivan Korolevich, Bill Eckles, Adam Wenick and Hannah Carroll. Wendy Siemon and Amanda Ploedrol also joined the meeting. Hannah Carroll acted as secretary and kept the minutes.

The Chairman offered as first order of business, a discussion of the transition status for the new board members, Secretary Hannah Carroll and Treasurer Adam Wenick. Both members reported that executive duties are in hand and have been carried out properly, however the learning curve is ongoing and will require time and repetition. Former Treasurer Wendy Simeon has provided indispensable guidance and offered to advise and help as needed. The Chairman and Adam discussed how financial records will be recorded and maintained as new software will be needed to perform the treasurer's duties adequately. After discussion, upon motion duly made and seconded and carried by a majority of the board, it was:

RESOLVED, as treasurer, Adam will determine the best software solution to perform his executive duties and present it to the board for approval.

The Chairman then discussed future plans to add a fifth board member and the use of sub-committees to help the board with their duties, provide expertise, foster neighborhood participation, promote transparency, and help enhance the sense of community. After discussion, upon motion duly made, seconded and carried by a majority of the board it was:

RESOLVED, The board will reach out to owners by email seeking interested parties to fill the remaining position. Committees will be formed as needed and proposed to the board.

The Chairman provided an update that work on the tennis courts are scheduled to resume on May 22nd, 2023 and conclude on May 27th, 2023. General Acrylics assessed the courts recently and determined that they are now sufficiently dry. They will power wash and resurface the courts for dual use: tennis and pickleball. Discussion proceeded of the surrounding grass and its continued watering which led to moisture issues, adversely affected the life and condition of tennis courts and ultimately prolonged the resurfacing project. The board discussed an eventual need for desert landscaping that would also serve to conserve water. After discussion, upon motion duly made, seconded and carried by a majority of the board it was:

RESOLVED, The board will seek bids for desert landscaping and form a subcommittee to assist and provide input.

The Chairman and members discussed and voted on The Donhausers' updated roof and solar proposal. All members were able to review the roof project and speak with The Donhausers personally. Upon motion duly made, seconded and unanimously approved by the board, it was:

RESOLVED, The Donhausers roof and solar proposal, as presented, is approved. The Donhausers will need to provide the board with final plans, colors and materials as well as solar panel placement and timeline for completion prior to commencement of construction. Any changes will need board approval.

The Chairman raised the issue of Jon O'Neal's delinquent account. The Chairman suggested that the HOA provide Jon an offer of compromise that if he would provide the previous contractor information and a current contractor information who will be working on the cited wall project along with all relevant permits, the Association would waive all outstanding late fees. If the requests are not met by Jon, the fine will be reimposed. Upon motion duly made, seconded and unanimously approved by the board, it was:

RESOLVED, the board will send an email to Jon proposing waiver of late fees provided that the information requested by the Association is met.

The Chairman raised the issue of Bruce Thoney's retaining wall where his garbage cans are stored. Ivan had previously spoken with Bruce and come to an agreement on how to address the circumstances of the construction of the wall (which is on community property) and its eventual removal. Upon motion duly made, seconded and unanimously approved by the board, it was:

RESOLVED, the board will issue a violation to Bruce and an agreement will be sought whereby the wall will be removed by the next owner when the title of the home is passed to the new owner. In the meantime, given Bruce's previous work on the board and goodwill, all fines are waived and he will be allowed to continue using the wall to store his bins.

The board finally discussed getting new Estate Los Arboles signs for the community, one to be located near the Tennis Courts and one near Tim Donhauser's home. Requests will be made for bids.

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