

**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 10th day of September, 2023, in Phoenix, Arizona.

Ivan Korolevich called the meeting to order at 10:00 am. There were present and participated in said meeting, the following directors of the Corporation: Ivan Korolevich, Bill Eckles O’Neal, and Adam Wennick. Ivan Korolevich. presided during the deliberations and Adam Wennick acted as Secretary of the meeting.

The Chairman announced that, as the first order of business to come before the meeting was a status update on the courts and plans for the surrounding area. It was discussed and suggested that as had been carried over from previous meetings, desert landscaping is the most prudent direction in order to prolong the life of the courts, reduce landscaping costs, and conserve water. The trees can remain on an adjusted drip system, and the remodel can add/remove to the current hedges in order to beautify the area. The adjacent area to the west of the courts can be remodeled, the trellis painted and the area closest to the gate repurposed as a horsehoe/cornhole section. Canopy shading for that area will also be an option to consider and seek bids for in the future. It will also be necessary to add a water source/spigot and improve the electrical system. After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, board members will work to this end and formulate a plan for the next meeting and presented to homeowners at the annual meeting.

The Chairman then discussed the status of the transition to the new secretary. Ann Thorne is the new secretary as voted by majority vote of board members to replace Hannah Carroll. Anne's husband Jay Thorne will assist in secretarial duties and act as director on the Neighborhood Relations subcommittee. It was suggested that a newsletter is needed as well as a notification board for the tennis court gate.

RESOLVED, Anne and Jay will work together to fulfill secretary duties and improve communication and transparency with the Estate Los Arboles community.

The Chairman then presented the status of current violations.

RESOLVED, Jon O'Neal complied with board's request for permits and contractor information, is no longer in violation and has full member status. Bruce Thoeny voluntarily removed the wall east of his property.

The Chairman then opened the floor for discussion treasurer duties and financial assessment for the continuation and improvement suggested as carried over from previous discussions. Adam Wennick suggested that in his research he believed the most efficient and best value was a cloud-based subscription system called Xero. This will meet all of our needs and is an easy to use program that will help future transitions. It was also discussed that Yearly dues will need to continue to be increased to cover operating costs and build reserves for future neighborhood expenses. After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, Adam will begin a subscription to Xero for digital management of Treasurer responsibilities.

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