

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

Minutes of proceedings of the November Meeting of the Board of Directors of Estate Los Arboles Improvement Association, an Arizona corporation (“the Corporation”), held on the 13th day of November 2022, in Phoenix, Arizona.

Prior to commencement of the regular board business and meeting, Tim and Lindsey Donhauser were invited to discuss the denied home proposal and proposed alternatives with the Board.

Ivan Korolevich, President, called the meeting to order at 12:00 pm. There were present and participated in said meeting, the following directors of the Corporation: Ivan Korolevich, Bill Eckles, Rita Bostick, and Amy Fisher. Ivan Korolevich presided as Chairman and Amy Fisher acted as secretary of the meeting and kept the minutes.

Ivan announced that, as the first order of business to come before the before the meeting was the status of current neighbor remodels and home sales (Wenick front and backyard remodel proposal, Contreras landscaping, Jon O’Neal pending sale). After discussion, upon motion duly made, seconded and carried by a majority of the board, it was:

RESOLVED, Amy will notify 1) the Wenick’s and Contreras’ that their landscaping projects were approved and 2) Jon O’Neal of current and past violations.

Ivan then reported on the status of tennis courts and pending solutions to be presented and discussed at the Annual Meeting in January. In addition, an update by Rita Bostick regarding the gathering of bids for the Reserve account were discussed. Rita Bostick reported that no actual written bids have been submitted for the block wall rebuild, paint, and stucco because the project is too small for a

licensed contractor to perform. However, most unofficial offers from vendors ranged between \$6k to \$9k. Other Reserve project bids are for painting and re-stuccoing but have not been obtained and are still pending.

Amy Fisher recommended adding an amendment to reduce the number of Board members from 7 to 5 members to the Annual Meeting agenda for attendees to vote. Other agenda items recommended for the Annual Meeting included voting on Board nominees submitted via an emailed ballot, providing a tennis court status update, and reviewing the budget and financials to include noting 2024's annual dues due December 1, 2024. The Annual Meeting was scheduled for 12:00 on Sunday, January 15, and will be posted on the ELO website.

Per the agenda, Ivan led the discussion of increasing annual dues of \$475 by 20%, or by \$95, to be \$570 for 2024. Following the discussion, a motion was made, seconded and carried by unanimous vote of the Board, it was:

RESOLVED, Annual dues will increase to \$570 which are due December 1, 2024.

Further, Ivan presented a Code of Conduct for current and future Board members to execute with their signature and to abide by going forward. Following the discussion, a motion was made, seconded and carried by unanimous vote of the Board, it was:

RESOLVED, all Board members will execute with their signature to abide by these Board standards on an ongoing basis.

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