

**MOUNTAIN TRAILS COMMUNITY ASSOCIATION**

% Kinney Management Services

6303 S Rural Road

Tempe, AZ 85283

(480) 820-3451

**OPEN SESSION MEETING ZOOM MINUTES**

**October 27, 2022**

**Meeting called to Order at 6:00 pm Board** members present are Valerie Flower, Robert Anderson and Diane Buchbinder. Debbie Tribioli is present from Kinney Management. There are 3 homeowners present.

**Board notes that Greg and Ashley have resigned from the Board.**

**Minutes**

September 20, 2022 minutes Val motions to approve, Diana seconds, all approve.

**Financial Review**

The Board discussed September 2022 financials

**OLD BUSINESS - there is no old business**

**NEW BUSINESS**

**Block watch update** – Community has a successful GAIN night with face painting, balloons and pumpkin painting.

**2023 Draft Budget** – Jayna will email a copy to the Board for them to sign and return.

**Pool Light Repair** – Jayna with work with PoolWerx about making sure pool lights in both pools are working properly.

**Playground/Pool Lights** – Board would like to have the lights to playground set on a timer to go on as p.m. and off at p.m.

**BBQ Grill damage** – Jayna to work on the repair/replacement and report to the Board. There may also be a temperature dial that will need to be replaced and an ignitor that needs checked.

**Pool Signs** – Val will work on signs for the parking at the pool to include parking for pool guests only, no resident parking, violators will be towed.

**Landscape** – Board notes that the tree at 2307 E Branham on the side common area needs to be trimmed. Additionally, the Board would like to verify that the landscaper is maintaining the NAOS area on a quarterly basis and keeping the plants clear of the pathway. Jayna to coordinate with landscapers.

**Streets** – Board would like to get a bid on street sweeping as well as 3 bids for crack seal and seat coat for the streets on the East side only.

**Parking Policy** – Robert has quotes for two parking enforcement companies.

**Gate Repairs** – Board has one quote from Signature Gates – they would like to get 2 more bids.

**Entry/Community Lights** – Board would like to have an electrician look at all the common area and entry way lights in the community to make sure they are all working.

**Homeowner session** – there are no homeowner comments.

**Next Meeting**

Tentative November 22, 2022

**There being no further business the meeting adjourned at 6:30 pm**