

MOUNTAIN TRAILS COMMUNITY ASSOCIATION

% Kinney Management Services

6303 S Rural Road

Tempe, AZ 85283

OPEN SESSION MEETING ZOOM MINUTES

APRIL 18, 2023

CALL TO ORDER:

The meeting was called to order at 6:07pm. Board members present are Valerie Flower, Robert Anderson, Diana Buchbinder and Kristen Mattes. Jayna Van Den Einde is present from Kinney Management. There are 4 homeowners present.

PRESIDENT'S WELCOME:

Valerie wanted to thank Kristen for volunteering for the HOA Board. Reminded everyone that being on the Board is a volunteer position. That she has not only helped out with the HOA Board and meetings, but also with the Community Block Watch. She also wanted to thank the other HOA Board members for their assistance over the past year. Jayna also communicated her thanks as so much has been accomplished this past year. And reminded everyone that there is still one Member at Large position available. If anyone wants to step up and participate, that is always appreciated.

MINUTES:

Motion to approve the March 2023 minutes; seconded and all say "I".

FINANCIAL REVIEW:

Jayna discussed the March 2023 financials. Residential Assessments are right on track to Budget. Delinquent Income \$2,600 which is a reclassification of close of escrow monies received. Working Capital and Reserve Contributions were four lots \$340 each. Total Income MTD positive \$2,591 and YTD positive \$8,718. Variances for the new monthly and existing quarterly Pest Control contract; West side pool drain and tile glass beading \$1,270 (which this expense will also be repeated in April on the East side pool), Water & Sewer was budgeted \$3,000, expense was \$570. Jayna reviewed 2022 expenses to see if there was an issue with timing of missed invoices, but in doing so found that the expenses for this time of year were the same. Jayna had carried over the budget numbers as they were the year before, so that is why the variance of budget to expense is again repeated. The adjustment will be made on the 2024 Budget. Val stated there were irrigation issues in the past that have since been repaired that contributed to the increased water expenses. Agave is going through the entire system now with all the additional plantings to ensure the irrigation/drip systems are functioning properly and will be adjusting the timers as the temperatures increase. Collections/Legal we sent 26 late letter notices this month. Audit and Tax Prep \$275 was for that expense. Total MTD and YTD expenses under Budget. Jayna asked for a Motion to approve the financials. Val stated there is no motion needed as the financials "are what they are".

OLD BUSINESS:

Painting/Masonry – Handyman David Rowe (approved per Val) to paint West side grilling station, East side entrance pony wall and both East and West pool doors for \$150 plus cost of paint. Val communicated to everyone that the reason the West side grilling station was painted is that in the past, someone had painted it "Pepto Bismol" pink, so we restored it to the natural tone of the community.

Agave NAOS Area Clean Up – Will be discussed in New Business, so that will be deferred to the discussion later in meeting.

East Side Asphalt Update – Discussed the East side asphalt project. Notices were sent to the homeowners, posted at the Message Boards, posted on the website and on Facebook. However, many of the renters must not have received the information. We need to have a better way of communicating to them before we have the West side done in 2024. \$90K of Reserve money set aside specifically for the streets. Door to door flyers should be considered. We did have an issue with homeowners that drove over the new asphalt that we are going to have to deal with that specifically. A homeowner suggested that signs be posted on the barricades stating that if you move the barricade and drive on the asphalt, you will be fined.

Val received a call from Sunland immediately following the completion of the sealcoat that someone drove over the wet sealcoat and cost the HOA an additional \$2,200 to repair. Lessons learned and will take all the information we have to apply it to the project that will be completed on the West side Spring of 2024.

NEW BUSINESS:

Agave NAOS Area Clean Up – The Board had approved Area “A” \$7,775 and Area “B” \$3,600. However, there are some substantial legal expenses that have been submitted by Carpenter Hazelwood representing Mountain Trails from November 2022 to present totaling \$4,200. Therefore, there is a discussion of whether Area B’s proposal be deferred to offset the legal expense.

Reserve Study – The study is due back to the HOA May 11th. A question came up from the inspectors as well as from a couple of homeowners regarding the West side pool fence which has rusted through in several sections and had we received any bids or proposals for that. Jayna has reached out to a couple of vendors for this information and will forward that on once received. She asked that they also look at the East side as well. Val’s concerns are regarding the aerators and where they are located. So, let’s wait and see what the Reserve Study reflects and then see what the alternatives might be.

HOMEOWNER SESSION:

Larry asked if anyone had reported that the street light was out on 23rd Street. Val stated that it had and was reported to SRP. And then he asked about the graffiti tagging on 24th Street. Val called Phoenix PD and Graffiti busters. She needs to get paint chips so that she can match the colors. Robin said that she has the paint colors registered at Sherwin Williams. He also reported that there has been suspicious activity in the neighborhood – someone he didn’t recognize, someone lifting the door handle on his truck. The HOA Board recommended he call Phoenix PD. The more crime is reported in the neighborhood, the better. They also thought the timing may have been when the gates were open during the asphalt sealcoat project. Robert recommended that everyone be sure to remove all personal property from the vehicle, including the garage remote. Last item Larry wanted to address is when neighbors are burning in their back yards and it becomes an issue for him. Val stated it may be coming from another area, outside the HOA. But if Larry can figure out where it is coming from, be sure and let us know. Especially if it is on a “no burn” day, which Jayna stated can be checked through Arizona Department of Environmental Quality. If he can find out and it is a homeowner in the HOA, Jayna can send the violation.

Jayna asked if there are any other homeowners that had questions or would like to share and there were none.

Jayna read the ARS guidelines to move into the Closed Session.

*****Planned Communities Act New Legislation:

The board is adjourning to go into the closed session and will be discussing items: Personal Financial Information ARS Section 33-1804(A)(4)

Pending or contemplated litigation Section 33-1248(A)(2)

The Open Meeting adjourned at 6:53pm.