

MOUNTAIN TRAILS COMMUNITY ASSOCIATION

% Kinney Management Services

6303 S Rural Road

Tempe, AZ 85283

OPEN SESSION MEETING ZOOM MINUTES

February 21, 2023

CALL TO ORDER:

The meeting was called to order at 6:01pm. Board members present are Valerie Flower, Robert Anderson and Diana Buchbinder. Jayna Van Den Einde is present from Kinney Management. There are 7 homeowners present.

MINUTES:

Motion to approve the January 17, 2023 minutes; seconded and all say "I".

FINANCIAL REVIEW:

Jayna discussed the January 2023 financials. Income was increased due to Delinquent/Collection income payments received. Variances for the monthly landscape maintenance contract unpaid in January due to a timing issue. It will show as a double payment in February but YTD will reflect accurately. Monthly water appeared to be drastically under budget, but when Jayna reviewed year over year the reporting was accurate. Motion to approve the financials, seconded, all say "I".

OLD BUSINESS:

Gate Maintenance – Signature Gates bid approved.

East side asphalt – Sunland Asphalt to begin March 28th – March 31st.

Playground Sails/Chimney – Bid approved.

Landscaping/NAOS/Trimming/Replacements/Electrical – Bids for Spring planting approved.

Reserve Study – Association Reserves approved for the study.

Insurance claims – Jayna summarized an update on the claim status.

NEW BUSINESS:

Painting/Masonry – VIVE Construction proposal for painting was discussed. The Board decided to table this bid and get additional bids for the West side grilling station, pony wall and both side pool doors. Eliminate the common area walls from the bid (too pricey at this time).

East Side Pool Drain/Refill & Glass Bead – PoolWerx bid was given. The proposal is the same as was just completed on the West Side Pool for the drain/refill and glass bead for tile. The bid was motioned for approval; seconded and all say "I".

Patrol Service – Oversii provided a bid for Patrol Service. Val communicated it was similar to what had been provided in the past at the community. She recommended the 4 patrols per month at a cost of \$480; the coordinating signage package and All City Towing for vehicle towing as they had a lot in close proximity to the community. Motion to approve the Oversii contract put forth, seconded and all say "I".

East side asphalt – Sunland Asphalt to begin March 28th – March 31st. Notice was approved by the Board and will be sent out via first class mail. Discussed that the gates will be left open, Agave (landscape company) notified to turn off sprinklers, City of Phoenix notified to stop trash service. Robert mentioned Sunland also scheduling for street sweep of the West side simultaneously with East side sweep.

HOMEOWNER SESSION:

Robin asked what/who determines the projects that are completed at the community? What is a "Honey Do List" item, what is a "Community Wish List" item and what is a necessity? What is considered rust vs. normal wear and tear? Are there identifiable Level 1, 2 and 3 Musts, Needs and Wants. Val communicated there have been Reserve items tabled for a long period of time that this Board is now addressing. And that the Reserve Study recently approved will also identify for the HOA those priorities.

Faye asked who is the Design Review Committee? Val answered that the Board is the Committee. Faye stated that she had submitted a request. Jayna said she would follow up with Lori Larkins at Kinney Management Services regarding the request.

She also mentioned there seems to be an increase in homeowner's failing to pick up after their pets. Val stated she would post on the Message Board and a recurring reminder for every Tuesday on Facebook.

Matthew asked about the retention (NAOS) areas on the West side. Robert and Val communicated that these areas were supposed to be serviced quarterly by the landscape company and had not been prior. But that with the turnover of landscape foreman by the contractor, we were able to address this concern and clean up had begun in these areas and will continue moving forward.

There was no further business. Jayna read the ARS guidelines to move into the Closed Session.

The Open Meeting adjourned at 7:00pm.

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CLOSED SESSION MEETING ZOOM MINUTES

December 1, 2022

Meeting called to order at 7:30pm

Delinquency Report – Jayna provided the information from Sentinel Services on delinquent accounts for lots 85E, 62W, 40W and 39E. The Board inquired if there was additional action that can be taken on 85E, Darrell Vasquez. Jayna will inquire with Sentinel and Carpenter Hazelwood.

Violations

Board prefers to use Carpenter Hazelwood Attorneys at Law to send out legal letters

7930 25th- Airbnb house – Discussed in Open Meeting. Jayna to find out if homeowner is responsible for the attorney's fees. Also, if there is a repeat offense, can we immediately move to legal action rather than start the entire process over again.

7709 23rd PI- commercial activity – 2nd violation notice sent. Violation also included issue with the oil spill and ineffective clean up. Jayna and Board will watch for additional activity so that Cease and Desist can be sent.

2306 E. Harwell Rd- homeowner's planters damaged wall (can be seen from common area side) – Jayna asked if violation should be sent or if a soft approach would be best. Board discussed that as this is a former Board member that the soft approach would be best. Robert suggested that if we take a community wide approach of

the concern and that this resident would be assisting us in identifying how to approach the situation as a whole, she may be more open to that. Jayna and Val to coordinate a visit with the homeowner.

2421 Beverly – Board asks that violation letter be sent for parking on the street overnight. Violation sent 10/27/22.

7914 25th Place – this home sets close to the shared wall with the common area on the side. Jayna to check and see if owner has a car parked in side or backyard that is visible thru gate or over wall. If visible – send a violation. Violation sent 11/9; 2nd violation sent 11/29.

In addition, a discussion was had about the installation of the garage HVAC and how it was installed. Violation to be sent to the resident 12/2/22.

7905 25th Place – violation needs to be sent for parking on the gravel landscaping next to driveway – violation can include a note that if the owner wants to submit for driveway extension, they can do that. Violation sent 10/27/22.

Discussion about sending a newsletter – Robert has a copy of a former newsletter for Jayna to refer to. Newsletter should include reference to the community website, parking rules and reminding homeowners who rent out their homes to get the info to their tenants. Board discussed about the option of posting “Did You Know” items on the Message Boards throughout the community with topics on Short-Term Rentals (first topic due to timing of upcoming Super Bowl), Parking Policy, upcoming Reserve projects, etc.

Postcard - Board asks that Jayna draft a postcard to all residents about 2 positions available on the Board and a reminder about the community towing policy. Board would like to see a copy of the postcard before it is mailed out. Completed.

Meeting was adjourned at 8:30 pm.