

MOUNTAIN TRAILS COMMUNITY ASSOCIATION

% Kinney Management Services
6303 S Rural Road
Tempe, AZ 85283

OPEN SESSION MEETING ZOOM MINUTES

JULY 19, 2023

CALL TO ORDER:

The meeting was called to order at 6:47pm. Board members present are Valerie Flower, Robert Anderson, Diana Buchbinder and Kristen Mattes. Jayna Van Den Einde is present from Kinney Management. There are 2 homeowners present.

MINUTES:

Motion to approve the June 2023 minutes. Jayna asked if there were any changes and there were none. Motion, seconded and all say "I".

FINANCIAL REVIEW:

Jayna discussed the June 2023 financials. MTD Residential Assessments are stable for June and YTD Income is up \$12,625 which is extremely positive for midway through 2023. For Operating Expenses, Water/Sewer increased over May by almost \$2,000. The consecutive days over 110 degrees add to the water increasing – increased timers on the turf and plant material, filling the pools, etc. all add to the increased expense. Legal was also over budget due to 2 homeowners that we are proceeding forward with. Collections were also over budget \$238. 14 homeowners received late letters and there were 4 additional homeowners that Sentinel is pursuing through the collection process. Bottom line income YTD is positive \$18K. Jayna asked if there were any questions regarding the June financials. Teresa asked if the water overage included the leak that had been reported on 24th Street. Jayna communicated that the utilities are typically a month in arrears. So, depending on the timing we may see additional overage in the July financials.

OLD BUSINESS and NEW BUSINESS:

Pool Rules – Concepts N' Creations is working on updating the Pool Rules and posting that to the main page on the website. Jayna believed the information would be live the day following the meeting. Kristen asked about the bullet point regarding beverages and what is acceptable in the pool area. So as part of the discussion the Board agreed that the language would be changed accordingly so that plastic bottle or aluminum cans are permissible. Diana wanted to ensure that what was listed on the web page was also communicated on Facebook. Kristen mentioned that caution signs for the water temperature be installed at the bathrooms as the water is hot during the summer months.

Dan, homeowner asked if he could communicate his concerns. He asked from the time a matter is brought to the attention of the Board in a meeting, what is the turnaround on an action for that matter. Kristen and Val both communicated that the Board can vote on that matter in the meeting for it to be implemented or if a proposal is required, it would be discussed in the next meeting. Val also mentioned the ways with which we communicate with the homeowners – website, Facebook, message boards and direct notification. She also mentioned to Dan that there is an open position on the Board at present if he was interested in that opportunity.

Teresa also said that she would volunteer to go door to door with notices. Jayna thanked them for their offer to volunteer and that we may ask for their help in the near future.

Dan asked if the HOA uses Twitter. Val responded that we do not utilize that social media outlet. Robert stated that between the 3 current vehicles used to get the information out, we do blanket a lot of homeowners and hopefully some of our renters. He also mentioned that when things are going well, you don't hear a lot from the homeowners. Jayna agreed and stated that the current Board has done quite a lot in getting landscape additions in, East side asphalt, aggressively pursuing collections, initiating the Patrol Service with Oversii for the parking issues. Robert also communicated that moving the meeting to 6:45 was an additional effort to increase participation. Diana said everyone could focus on getting the information out to all of the homeowners. Jayna asked that we move the meeting forward but asked Dan and Teresa to communicate issues they see to her and to Phoenix PD if necessary, so that she can follow up with violations, etc.

Teresa brought up an issue with a homeless gentlemen doing meth in the bathroom. Val said you can call Phoenix Cares in addition to Phoenix PD regarding these types of issues.

HOA Playground – 3 items to discuss. Proposals submitted to the Board for signage replacement at the entrances to the playground areas and for rototilling and sifting of the sand. Val said she looked at the signs and they are fine. Jayna asked for clarification on the bid from HOA Playground if it includes the testing and certification. The communication received from the vendor stated it did include the attenuation test and certification. Motion to approve the rototilling and sifting, seconded and all say “I”. The third item was for the request for proposal for shade sail at the West pool.

Diana stated that she didn’t believe the HOA would receive full compliance with managing the umbrellas, but that it would be worth considering another option – whether it be a pergola or such structure. The two options provided did not include City permitting which would add another \$8K to the proposals. Robert asked if Diana and Kristen look into alternatives. Teresa is not in favor of the added cost.

Regal Fence Painting – The bid to paint the replaced sections was \$1,500. The Board had asked to table that proposal until they verified the work was completed to scope. Val stated the job had been completed and we need to have the panels painted to protect them. The fence in the larger scope will need to be addressed as it was discussed in the Reserve Study. Kristen maintained that there is still work to be done. The Board will meet at the West Pool, determine whether the job is complete according to the original scope and if we can proceed to paint.

Signature Gates – Proposal for combo locks for the pool bathrooms/equipment rooms. Signature does not typically do this type of work, but because they are our vendor for gates, etc. we asked for them to provide us with the proposal. Robert said to get a locksmith out and just put keyed locks on. Val does not want a keyed lock. She wants the combo lock. Jayna said she will have our handyman look at the locks and provide us with a bid.

HOMEOWNER SESSION:

Kristen commented on the work completed for the homeowner to the west (tree). That everything looked good.

Robert asked about the Police Report for the vandalism on the park bench. Val stated she would follow up with Robin to see if she had the information on the homeowner who is responsible.

Teresa brought up an issue with a homeowner who repeatedly allows the dog(s) off the leash. The homeowner now has two aggressive dogs. In the early morning he will have them playing with toys he throws and to retrieve the toys, but if they see another dog, child or person they will charge toward them. If the homeowner is there, he can typically control them, but they have charged Teresa and she has kicked the dogs. 7718 S. 23rd Way. Jayna asked for Teresa to send the pictures she has of the dogs so that violation can be sent.

The Open Meeting adjourned at 8:00pm.