

MOUNTAIN TRAILS COMMUNITY ASSOCIATION

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

OPEN SESSION MEETING ZOOM MINUTES

MARCH 21, 2023

CALL TO ORDER:

The meeting was called to order at 6:02pm. Board members present are Valerie Flower, Robert Anderson and Diana Buchbinder. Jayna Van Den Einde is present from Kinney Management. There are 4 homeowners present.

MINUTES:

Motion to approve the February 21, 2023 minutes; seconded and all say "I".

FINANCIAL REVIEW:

Jayna discussed the February 2023 financials. Income was increased due to Delinquent/Collection income payments received. Variances for the new monthly and existing quarterly Pest Control contract; timing on the 2022 Winter rye overseed, \$1,765 Gate Repairs (hinges and batteries approved), the Backflow Preventer replacement due to theft and the 50% down payment for the approved Reserve Study being completed this Spring. Motion to approve the financials; seconded, all say "I".

OLD BUSINESS:

Painting/Masonry – VIVE Construction bid tabled. Additional bids requested, East side pony wall and pool doors.

East Side Pool Drain/Refill & Glass Bead – PoolWerx bid approved. Jayna to verify when work to be completed.

Patrol Service – Oversii bid approved to begin service April 1st.

East side asphalt – Schedule March 28th – March 31st. Notice approved sent via first class mail. 2nd mailing. Post website reminder, Facebook and at Message Boards.

NEW 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.

Agave NAOS Area Clean Up – Motion to approve Area "A" \$7,775 and motion to approve Area "B" \$3,600; seconded, all say "I".

East Side Asphalt Update – Discussed the upcoming East side asphalt project beginning March 28th. Agave to shut off water March 24th, per Sunland the City of Phoenix can continue with their regular trash service on Friday, March 31st. Signature Gates has been notified to have gates opened by 6:00am morning of March 29th through Friday, March 31st, 5:00pm .

HOMEOWNER SESSION:

Faye asked about the asphalt project and where she falls on the map. Val communicated that her home lies within the red section highlighted on the map.

Dani inquired about the striping; was that included in the asphalt project and Val communicated that it was. She then also asked if the Board would consider benches in the NAOS areas. She stated that she walks there and it would be a nice addition. Val said the Board would consider her suggestion.

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 6:38pm.