

**MOUNTAIN TRAILS COMMUNITY ASSOCIATION**

% Kinney Management Services

6303 S Rural Road

Tempe, AZ 85283

(480) 820-3451

**OPEN SESSION MEETING ZOOM MINUTES**

**January 17, 2023**

**Meeting called to Order at 6:15 pm.** Board members present are Valerie Flower, Robert Anderson and Diana Buchbinder. Jayna Van Den Einde is present from Kinney Management. There are 3 homeowners present.

**Minutes**

Review and approve December 1, 2022 minutes. Motions to approve; seconded and all say "I".

**Financial Review**

Jayna discussed the December 2022 financials. Variances for the monthly landscape maintenance contract due to a timing issue, but YTD numbers are on budget. All other MTD numbers are in line. Gate Repairs and Maintenance over budget YTD; Pest Control over YTD for gopher treatment.

**OLD BUSINESS -**

Parking Fines Policy

Gate Maintenance Contract

East side asphalt

Playground Sails/Chimney

Landscaping/NAOS/Trimming/Replacements/Electrical

Reserve Study

Insurance claims

**NEW BUSINESS**

**Gate Maintenance Contract** – Signature Gates provided a bid for the West gate swing operators and new hinges. Motion to approve; seconded and all say "I".

**East side asphalt** – Sunland scheduled to begin East side asphalt on March 28<sup>th</sup>. Work will proceed through the 31<sup>st</sup>. Letters to go out in February and again in March to allow homeowners advance notice of the work including map, dates and information regarding towing. Jayna to provide letter to the Board for review.

**Playground Sails/Chimney** – Bid from HOA Playground to repair/replace damaged shade sail and to remove the chimney from the playground equipment (causing the tear in the sail). Bid revised to add the second chimney at the East playground. Motion to approve; seconded and all say "I".

**Landscaping/NAOS/Trimming/Replacements/Electrical** – Spring plant additions for both the East and West sides. Bids were revised to include verbiage as to when the plants would be installed and the 90-day warranty if they were to be installed in late spring/early summer and be subjected to heat. Motion to approve; seconded and all say "I".

**Pest Control** – Bid from NaturZone provided for the gopher abatement on the West side at the pool and along Baseline Road. In addition, a monthly maintenance contract for \$200. Val questioned whether this included both East and West sides of the community. Jayna to clarify with NaturZone for the terms and get back with the Board to approve.

**Insurance claims** – The items included in the report to Phoenix PD for the claim were again discussed. Jayna communicated that although she had the Police Report number, she did not have the actual report. Val to provide to Jayna so that she can submit that along with the invoices for the backflow, the pedestrian gate and the estimate for the grill station to the insurance company.

## **Homeowner session – .**

Kristen Mattes discussed the tree on Branham Lane as an ongoing concern and it continuing to encroach on her property line. Jayna asked for the specific address and was given 2315 E. Branham Lane. Jayna stated she would address the violation for the tree and Val stated that if the homeowner did not comply that the HOA would trim the tree for the homeowner and bill them for the expense.

Kristen and Diana both mentioned that the trash pickup had been delayed on the West side and not picked up until Saturday around mid-December. It was discussed and agreed that if there were additional pick-up delays, they would be communicated so that Kinney Management and the Board members were aware.

Val brought up that Poolwerx is not consistently operating the East and West Pools. That the bubblers, fountain and aerators should be off during the months of November, December, January and February. Both pools should be operated the same. Also, to notify them that the West pool light is out again. Jayna to send a follow up email to Poolwerx.

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

## **The Open Meeting adjourned at 7:33 pm**

\*\*\*\*\*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)