

MOUNTAIN TRAILS COMMUNITY ASSOCIATION

% Kinney Management Services

6303 S Rural Road

Tempe, AZ 85283

OPEN SESSION MEETING ZOOM MINUTES

AUGUST 16th, 2023

CALL TO ORDER:

The meeting was called to order by Val 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 6 homeowners present and Henry Hall from Agave Landscaping as a guest speaker.

AGAVE LANDSCAPE:

Henry talked about issues at the community. He spoke to the extraordinary heat that everyone is experiencing. Not only at the community, but all over the Valley. Queen palms and saguaro cactus are dying because in addition to the daytime heat, the evenings are not cooling, given time to the plants to recover. Agave is watering now 7 days a week, 1 hour per station. When temperatures begin to drop, they will pull back on the watering schedule. Hopefully the monsoons will come and provide some relief. Henry reminded us that last year at this time we had already had 15" of rain and this year, no recorded rain. And that our water bills will be increasing 13% in October. We will have to identify those plants not salvageable and prepare a bid for their replacement.

The roots for the Sissoo tree on Baseline was treated. Jayna asked about the sidewalk for the East side tree; Val stated that was for the City of Phoenix to do. Val said she would sign that proposal so that we could move forward. The tree is treated, left for a week and then removed.

Jayna brought up the comment Henry made on the increase to water billing, which leads into the conversation regarding Rye overseeding for the turf. Henry discussed that if we forego overseeding this fall, they can continue to water once a week, scalp it sometime in March, but that it will stay green through December or first of January. Val asked Henry to explain about detriments to overseeding each year. Henry explained that for a variety of reasons, people overseed every other year – budget constraints or to give the Bermuda grass a break. So, Jayna asked if the Board agreed to allow the turf to go dormant for this year, if they would need to overseed in Fall 2024 to which Henry replied that would be best. Even though the turf will be dormant, Henry stated that it should still be watered once a week to ensure proper function of the irrigation and valves.

Jayna asked for the Board to respond. Robert proposed that the playground areas be overseeded. Diana asked about how the turf will look and Henry stated it will get fairly brown in appearance. Diana was worried about the homeowner's opinions. However, she also stated that the expense of the water is a concern as well and that the HOA assessments that the homeowner's pay goes in part to the water expense. Kristen asked what the cost of the overseeding was. Jayna replied the proposal given by Agave for the overseed was \$1,755. Val reminded that the cost of the water also increases conversely with the overseed due to the watering schedule needed.

Jayna asked for a motion to approve or deny the proposal for the overseed. Val motioned to set aside the overseed for Fall 2023. Diana seconded. Kristen, Val and Diana say "I"; Robert dissented. The motion carries 3 to 1. Jayna stated that she will budget for 2024 to include the overseed, aeration, thatching, etc.

Jayna asked if anyone had any questions before he left the meeting. Val just wanted to mention that Henry and Agave had been wonderful for the HOA – quick responses, available for walk-through's, timely in getting proposals and always professional in his communications with the HOA, KMS and the homeowners. Henry said thank you and left the meeting. Jayna recommended that we have Henry attend meetings on a quarterly basis.

MINUTES:

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

FINANCIAL REVIEW:

Jayna discussed the July 2023 financials. MTD Residential Assessments are slightly lower for July but YTD Income is still strong, so it could possibly be simply a timing issue that will hopefully be made up for August. For Operating Expenses, the work was completed for the Playground on the shade sails. For Oversii, the company had a glitch in their system to where the invoices were not generating automatically. So, the company sent invoices for April, May, June and July and all invoices hit the month of July. That situation has been remedied going forward through 2023. Irrigation Repairs increased \$800 due to the increased watering schedule and troubleshooting the system for the newly added plant material. Jayna had to order a box of 10 gate remotes as the supply at the office was low. Kristen asked why the expense occurred – Jayna replied that it is a combination of lost, damaged, new homeowner, etc. She clarified that any homeowner who asks for a replacement key or remote is charged and that fee received before the key or remote is distributed. The monies received show up in Residential Assessment and the expense is charged to their account ledger. Water/Sewer increased over due to 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. By the Board approving to allow the turf to go dormant, Jayna stated that would allow for the Water expense line item to possibly reflect a savings for year-end numbers. For Meetings, the HOA Board and Jayna attending a training seminar with Carpenter Hazelwood on HOA related policies and procedures and best practices. Net Operating Income is still positive year to date, up almost \$11K. Jayna asked if there were any questions regarding the July financials and there were none.

OLD BUSINESS:

Pool Rules – Jayna communicated that the Pool Rules have been posted on the main page of the website and asked the homeowners on the Zoom meeting to please take a look and let Jayna know if they had any questions. The rules were updated on the website so that homeowners are aware of their responsibilities not only to the community, but to Maricopa County and the State of Arizona as well. Jayna also provided the link to the website, which is www.mountaintrailsca.org.

Oversii – Jayna stated that also on the main page of the website is the Oversii newsletter and that within that link is the Variance Request for overnight parking and to register homeowner vehicles. Val reminded everyone not to enter the Variance on Thursday night or Friday for Friday night parking because there is a turn-around from you to Oversii to the HOA and Management to approve.

HOA Playground – The rototilling and sifting of sand was approved in last month's meeting. Jayna reached out to them for an ETA on the work to be completed. The vendor stated that they wanted to wait until after our temperatures were lower, so it will be sometime in September or October. Jayna will post it on the website and will ask what the process will be as to whether the area needs to be taped off.

NEW BUSINESS:

Agave – Jayna attached a copy of the tentative 2024 landscape budget. There was no increase to their Monthly Maintenance service. Typically, there is a 5% - 8% increase for fuel charges, etc. There is money for enhancements (granite top-dressing, plant refresh, tree trimming). But we need consider to add overseed, fertilizer, aeration, thatching. Robert asked where the cleanup of the natural areas is reflected and it is not included in their budget. Jayna will follow up with Agave regarding the adjustments. Jayna said the Board could reduce the amount of the - Kristen asked if it would be prudent to have semi-annual cleanup versus quarterly? What is the trade off financially?

Regal Fence Painting – The bid to paint the replaced sections was \$1,500. However, the bid was adjusted to include the post replacement. Val approved the revision and Matt is scheduling to have that done before the end of the month.

Block Watch – Val discussed the issues regarding the homeless camping on 24th Street, particularly up against the wall adjacent to Walmart. In addition to reporting to Phoenix PD, we have added No Trespassing signage in this area – one on post and two bolted to the wall. Val had an opportunity to discuss the matter of the opening in the retaining wall between Walmart and the HOA. Walmart is going to provide some type of deterrent to the access between the walls. Val has registered the HOA for the Gain Event and asked for attendance to the HOA. Kristen brought up that for the Board members to attend constitutes a meeting.

Pool Equipment Room Locks – Jayna had asked David Lowe, a handyman who has completed some of the work for the community (painting and signage install) investigate options for locks at the poo equipment rooms. He provided some samples of potential options, including replacing the lever action handle lock which is similar to the existing and a combo lock which is a digital programmable lock. David’s concern with the digital option is that it may not cover the hole in the door from the existing lock. Val mentioned that she wanted it bid out to other vendors as well. Kristen appreciated that we send it out to bid, and Robert said getting a locksmith to bid might be cheaper. Jayna will reach out to A1 Locksmith for a proposal.

HOMEOWNER SESSION:

Jayna asked if there were any questions, comments or concerns and there were none. The Board thanked the homeowners for attending and Jayna invited them to attend the September meeting on the 20th.

The Open Meeting adjourned at 7:42pm.