

MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA

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

**OPEN SESSION MINUTES
OCTOBER 18, 2023**

CALL TO ORDER: 6:48pm

ATTENDANCE: Valerie Flower, Robert Anderson, Diana Buchbinder and Kristen Mattes for the HOA; Jayna Van Den Einde for Kinney Management and 8 homeowners in attendance.

MINUTES:

Jayna asked if the Board had an opportunity to review the September Open Session Meeting Minutes and if there were any questions. Val made a motion to approve the minutes; Kristen second the motion and all say "I".

FINANCIALS:

Jayna provided a review of the September 2023 Financial Report. September Residential Assessments were on track to budget. Collection Income of \$4,481 received which brought Total Income above budgeted expectations. YTD Total Income exceeds the budget by \$12,040.

Turning to the expenses, Jayna communicated the community had over budget storm damage/tree removal of \$400; \$798 of rip wrap that was installed on the West side retention area; \$1,675 for pool fence repairs and painting; water usage at \$8,564; \$1,933 in legal expense for the damage to the East side asphalt; \$779 in Collection Fees for September which put MTD Net Loss at -\$4,696, but YTD still remains positive overall to budget at a profit of \$1,989.

Jayna asked if there were any questions regarding the financials and there were none.

OLD BUSINESS:

Jayna touched briefly on the topics listed in Old Business:

Agave – The proposals for the Baseline tree trimming & removals, the Fall tree trimming and the East side sand level installation were all approved.

Signature Gates – The proposal for the Swing Operators and Batteries was approved.

A1 Locksmith – The Proposal for the pool equipment room locks and rekey was approved.

NEW BUSINESS:

Jayna reviewed the proposals for the West Side Asphalt from Sunland, Road Runner and Rose Paving. The Board decided to approve the proposal from Sunland as they had completed the East

Side project this Spring. Val made a motion to approve the Sunland proposal of \$11,558; Robert second and all say "I".

The 2024 Budget Draft was presented for the Board to review. Jayna was happy to report that although the new contracts, landscape enhancements, fall overseed and increase recommended to the Reserve Allocation to \$7,000 per month were added to the budget, she was able to retain the Monthly Residential Assessments at \$170 per month.

The landscape contract will remain the same for 2024. The pest control contract and Oversii parking service contract were added for 2024. Pool service, chemicals and supplies were adjusted to reflect increased summer usage. \$10K in the Spring was added for the natural area cleanup and another \$10K for Fall tree trimming. The utilities were adjusted to account for anticipated increases to billing and also adjusted for seasonality. Insurance was adjusted for an anticipated increase and the Kinney Management Fee remains the same year over year.

Val made a motion to approve the 2024 Budget; Kristen second and all say "I". Val asked that the Reserve Study and the approved 2024 Budget be posted on the website. Jayna stated that she will ensure that information is posted.

HOMEOWNERS SESSION: (2 MINUTES PER OWNER)

A question was raised about the Community Block Watch. Val communicated that the GAIN event scheduled was cancelled. She also communicated that the check received and expenses would be reconciled this week.

Kevin inquired about the open position available for the Board of Directors. Jayna communicated that anyone interested in volunteering for the Board send an email request to her and that she would respond with the information regarding Board member responsibilities.

Jayna asked if there were any other concerns/questions/comments. There were none.

ADJOURNMENT: 7:58pm.