

MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA

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

**OPEN SESSION MINUTES
SEPTEMBER 20, 2023**

CALL TO ORDER: 6:46pm

ATTENDANCE: Valerie Flower, Robert Anderson, Diana Buchbinder for Mountain Trails HOA. Kristen Mattes is unable to attend. Jayna Van Den Einde for Kinney Management Services and 3 homeowners present.

MINUTES:

Review of the August 2023 Meeting Minutes. Jayna asked if there were any questions or changes and there were none. Val motioned to approve the minutes; Diana seconded and all say "I".

FINANCIALS:

The August 2023 financials were reviewed. Residential Assessments were just slightly under budget by \$230. However, delinquent income collections and gate/key income was received, so bottom line MTD & YTD Income collections are positive. YTD income is positive almost \$8K. In review of the expenses \$200 Pest Control contract still shows as a variance and the Oversii parking patrol service shows as a variance as both contracts were added after the budget was finalized. These will be corrected with 2024 Budget. The \$220 quarterly Playground Maintenance is a timing issue from where it was budgeted to when the expense occurred. The only other variance is in Water due to the excessive temperatures that we have had, the landscapers are watering six days a week in the evenings. The \$4,000 expense flipped us from a positive variance to a negative variance as anticipated. We will continue to operate in the negative for water through the end of the year, but will capture some savings for the decision not to overseed with the Fall rye grass and allow the turf to go dormant. Everything else is on track to budget, but the MTD net operating income is just slightly over by \$1,200 due to the water expense. Jayna asked if there were any questions about the August financials and there were none.

OLD BUSINESS:

Regal Fence – Repairs and paint complete. Val stated they looked good.

New Signage/Block Watch – No Trespassing installed on East side will hopefully be a deterrent for squatters in that front East side area.

2024 Budget – the Agave 2024 proposed budget was attached and Jayna had asked the Board to review it and let her know if there were any changes/revisions needed. The monthly maintenance numbers did not change from 2023 to 2024. Val asked about the enhancement dollars and Jayna stated that we would reallocate those dollars to show for the natural areas and the 2024 overseeding.

Pool Storage Locks – to be discussed in New Business.

NEW BUSINESS:

2024 Budget – Jayna has started dropping numbers into the budget but she wanted to find out if there were bids she needed to request due to projects identified in Reserve Study and to bump the Reserve Allocations to \$7K per month. Val stated we needed to look at the West side asphalt. She noted that the West side was completed later so the West side is in better condition. Jayna had already asked for proposals for the West side. Jayna asked for additional items and hoped to have a draft budget available for review at the October meeting.

Agave – Proposals for Baseline trim/removals were reviewed. Jayna stated the reason for this proposal was to prevent a citation from the City of Phoenix. Jayna recommended approval so it could be completed as soon as possible. Val motioned to approve; Diana seconded and all say “I”. The second bid is for the remainder of the community for Fall tree trimming. The budget provided for \$10K total in fall tree trimming. This proposal is for \$7,300 plus the \$3,600 for the Baseline trimming so both combined are slightly over budget. For protection, for storm damage and for the continued health of the trees, this trimming is recommended. Val mentioned that a common area tree did fall and cause damage to a homeowner roof and antenna and we are now working with the homeowner on that. Val motions to approve the bid for the Fall tree trimming; Robert seconded and all say “I”. Robert requested that Agave put them on a color-coded map for documentation. The last bid was a request from Jayna for a monthly maintenance contract of the playground. They do not provide that quarterly service, but they did provide a proposal for an increase to the East side sand level. Jayna mentioned that we are on the schedule for the first week of October with HOA Playground Services for the rototilling and sand sifting as they needed to wait for cooler temperatures. Jayna asked if the Board wanted to approve the bid or wait until after the rototilling and sifting was completed. Val stated the West side was addressed the prior year, but the East side was not. Robert recommended that we find out what HOA Playground Services says and if they agree that the East side sand level needs to be added.

Signature Gates – review of the Proposal for the Swing Operators and Batteries. Jayna verified that there are a total of 8 Swing Operators and batteries and that 4 of them were replaced earlier this year, so only half had been replaced at that time. The proposal is \$1,184. Val motioned to approve the bid; Robert seconded and all say “I”.

Jayna asked if there were any other questions that would pertain to New Business. Jayna was hoping to have received the proposals from A1 Locksmith for the pool equipment locks. She did not receive them prior to the meeting. She asked for bids for the combo locks and for a re-key of the existing locks. Val communicated to the homeowners that we had asked for these proposals due to the fact that none of the current Board members have keys to access these areas. We anticipate that the breaker box panel is inside the equipment room and will allow us to troubleshoot the outages of the lights in the bathrooms at the West side pool.

HOMEOWNERS SESSION: (2 MINUTES PER OWNER)

Jayna opened the discussion to the homeowners in attendance. Our homeowner Kevin stated that he joined just to listen to what was going on in the community. Val thanked him for his attendance and also mentioned the Facebook page and Jayna mentioned all of the information that is available on the community website. Val reminded the homeowners that the important information is on the website and that they can always reach out to Jayna. Robert reminded everyone that the uploads of financials and minutes are always a month behind as they have to be approved in meeting before they can be posted. Kevin asked about installing a pergola and it was communicated that those additions have to be submitted on an Architectural Request Form. Installing artificial turf, plants,

etc. in the backyard can be done without approval. But good guideline is that if your neighbor will see it, it needs to be submitted to Design Review via the ACC Form.

Faye asked if she could mention the Gain event. Val said she will be uploading the invitation the next day. Getting Arizona Involved in our Neighborhoods is the explanation of the acronym.

It was asked for the tree removals if the stumps will be ground and Val responded that they will be.

No other questions or comments. Jayna thanked everyone for attending.

ADJOURNMENT: 7:18pm