

**MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA**

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

**OPEN SESSION MINUTES  
FEBRUARY 21, 2023**

**CALL TO ORDER:** 6:45pm

**ATTENDANCE:** Valerie Flower, Robert Anderson, Kristen Mattes and Kevin Busdecker for the HOA (Diana Buchbinder was unable to attend); Jayna Van Den Einde for Kinney Management and one homeowner in attendance.

**MINUTES:**

Jayna asked if the Board had an opportunity to review the January Open Session Minutes. Kristen motioned to approve the minutes; Robert seconded the motion. All say "I".

**FINANCIALS:**

Jayna provided a review of the January 2024 Financial Reports. January Assessments were down due to what Jayna believes was a timing issue. But we did pick up Delinquent Income of \$972 and Miscellaneous Income of \$165 from gate remotes/keys.

Turning to the expenses, Jayna communicated the community was relatively on track to budget. Utilities were also on track to budget. For Legal, that is our ongoing matter. The negative variance then overall was the shortage in Monthly Assessments. MTD expenses were under budget.

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

**OLD BUSINESS:**

Jayna stated that the only item of old business was the 4<sup>th</sup> Quarter maintenance report from Signature Gates. Val had talked with John regarding the status of the gates and recommended repairs needed. But Val had not received the proposal back from John. Jayna asked if Val reviewed the Reserve Study, and there wasn't anything identified for the gates. Have them break out the proposal for the East and West sides. Kristen stated that she would vote to "bite the bullet" and complete the necessary replacements. Jayna responded that if the Board wants to proceed with the gate upgrades, they may have to defer some items listed on the Reserve Study in lieu of these needed repairs.

**NEW BUSINESS:**

The only item on the Agenda for New Business was the notice for the West Side Asphalt repairs for April. Val said that she wanted to add that homeowners would be able to park on the East Side. Jayna will send the reminders to Signature regarding having the gates open. Kristen inquired about

the cul-de-sac on the west side and would homeowners be able to park there. The cul-de-sac is scheduled for Tuesday. The notice is to be posted on the website, Facebook. Kristen said she would be happy to go door to door to put out for the homeowners. Val asked for more substantial barriers provided so that the homeowners cannot drive through. Jayna said she would follow up with Sunland regarding. Jayna asked if the notice is to be sent to the East Side and the West Side and the Board agreed that the notice should be sent to everyone. Robert and Kristen stated that they could post in the Message Centers. Val also wanted a reminder for homeowners to take their gate and garage remotes with them and not to leave them in their cars.

Kristen communicated that the pool pump equipment has been left open by Poolwerx. Jayna stated that she would reach out to them to ensure that is closed properly.

**HOMEOWNERS SESSION:** (2 MINUTES PER OWNER)

There were no questions.

**ADJOURNMENT:** 7:09pm.