

**MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA**

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

**OPEN SESSION MINUTES  
JANUARY 24, 2023**

**CALL TO ORDER:** 6:50pm

**ATTENDANCE:** Valerie Flower, Robert Anderson, Diana Buchbinder, Kristen Mattes and Kevin Busdecker for the HOA; Jayna Van Den Einde for Kinney Management and 2 homeowners in attendance.

**MINUTES:**

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

**FINANCIALS:**

Jayna provided a review of the November and December 2023 Financial Reports. November Assessments were down \$2,000. But we did pick up Delinquent Income of \$1,500, and YTD Total Income exceeds the budget by \$7,600.

Turning to the expenses, Jayna communicated the community had over budget Pest Control for stinging insect service; Pool Maintenance and Chemicals were over budget due to timing; utilities were relatively on budget. Jayna had mentioned that by allowing the grass to go dormant that we would begin to see savings in water by the end of the year. That was the case as we are over budget just \$600 YTD. All other categories were right on line to the budget. For December, Monthly Assessments were positive and the deficiency from November was made up in December. \$6000 in Monthly Assessments and \$2,000 in Delinquency Collections brought our YTD income positive a healthy \$16,500. Everything else was on track to budget for December. YTD \$13,400 positive income and \$5,700 net income overall, so it was nice to see the community perform to the budget, even with all the additional work that was completed this year.

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 appointment of Kevin Busdecker to the Board of Directors. She again thanked him for volunteering his time to the community.

**NEW BUSINESS:**

The 4<sup>th</sup> Quarter report from Signature Gates reported that there are 4 batteries that need to be replaced. Jayna visited with John from Signature about the batteries. She understood that we replaced 8 batteries in the past year so they should all be under warranty. There are in fact 16 batteries on the 4 gates. The batteries carry a 1-year warranty and the replacements are documented in their system so they are tracking the ones that are close to replacement. The proposal is for a Tomar head on the East side that needs to be replaced. No swing operators have been replaced. There was a bid given prior to Jayna's arrival with Kinney for \$65K but the Board passed on that proposal. Val had a question about the proposal for the Tomar head. She asked if this part is related/attached to the swing operators that open the gates. Robert was unsure. Jayna looked up the Tomar head and it is the sensor that allows the opening of the gates for first responders. Val said that she would speak to John with Signature regarding. Diana stated that the gates have always been a problem and she was concerned that the "nickel and dime" repairs that we are doing are not an efficient way of dealing with the problem, that we should consider biting the bullet and spend the money for the replacements and that might save money in the long run. Has the technology changed and could that be applied to our circumstance. Val said that she would review the information with John and then send out the proposal to the Board and an Action In Lieu can be ratified at the next meeting.

The Insurance Policy came up for renewal. Jayna had attached a copy of the renewal for the Board to review. Val mentioned that everything stayed the same. They pulled out a bridge policy for Terrorism as that is now a separate policy. Val did not sign that.

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

Val asked if any of the homeowners had any questions. A homeowner commented about people parking on the sidewalk overnight. She thought they might be trying to give more room on the street. Val told her to send a picture of that to Jayna so that she can send a violation. She told the homeowner that violates Federal Law for ADA.

A homeowner asked if there is a way to get the code in the gate changed. Val stated that all you need to do is to reach out to Jayna with the desired information to have entered in the system. She asked if the information could be shared with the homeowners as many of them may be using prior homeowners' information. Kristen said there was a form in her closing documents that asked for the information on reprogramming the directory. The Board asked if the information could be posted on the website as well. Jayna asked if Kristen and Robert had that form and could send it to Jayna to see if it was something we wanted to utilize going forward. They said they would look.

Robert stated that everything was going smoothly. Very few complaints other than parking on the street.

Val brought up the asphalt crack seal that will be done on the West side in April. That the correspondence will be going out soon. Parking will be available on the East side during that time.

Jayna asked if anyone else had any questions, concerns, comments and there were none.

**ADJOURNMENT:** 7:20pm.