

**MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA**

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

**OPEN SESSION MINUTES  
NOVEMBER 15, 2023**

**CALL TO ORDER:** 6:48pm

**ATTENDANCE:** Valerie Flower, Robert Anderson, Diana Buchbinder, Kristen Mattes and newly appointed member, Kevin Busdecker for the HOA; Jayna Van Den Einde for Kinney Management and 6 homeowners in attendance.

**MINUTES:**

Jayna asked if the Board had an opportunity to review the October 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 October 2023 Financial Report. October Assessments were down \$5,200. But we did pick up Delinquent Income of \$2,400, so Total Income was under budget \$3,000. YTD Total Income exceeds the budget by \$9,000.

Turning to the expenses, Jayna communicated the community had over budget storm damage/tree removal on Baseline; we had expense for the sand installation for leveling on the East side; Gates were over due to the approved proposal for the batteries. Otherwise, expenses remained on budget for the most part. Irrigation repairs were high \$1,200; \$925 tree trimming was for the tree over the sidewalk. Utilities close to budget with the exception of Water. We are now going to allow the grass to go dormant so we will see this line item drop through the end of the year. For 2024, Jayna bubbled the water expense to be higher through the summer months, so the variances will not be reflected as drastically. As predicted last month, the overage in Water expense for October, along with the approved proposals would put the MTD Net Loss at -\$7,800, and YTD overall to budget at a loss of -\$5,800.

Jayna asked if there were any questions regarding the financials and there were none. Question came from a homeowner as to where the positive variance to income is and Jayna responded that the Delinquent Collections is the primary factor in the positive.

**OLD BUSINESS:**

Jayna touched briefly on the topics listed in Old Business:

Jayna stated that the proposal for the West Side Asphalt from Sunland was accepted and scheduled for Spring. We will be scheduling April 8<sup>th</sup> – 10<sup>th</sup>. Notifications will be going out 45 days, 30 days in advance in hopes of eliminating some of the issues that occurred on the East Side.

The 2024 Budget was approved in last month's meeting. We were able to retain the same Monthly Assessment at \$170. Jayna had the Budget and the Reserve Study uploaded to the website for homeowner access.

### **NEW BUSINESS:**

Jayna welcomed Kevin Busdecker to the Board of Directors. Kevin gave a little information about himself and his family and his excitement to be a part of the community.

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

Val discussed Community Block Watch. Val discovered the signs in the storage areas. She asked the Board and homeowners where the signs should be placed. Should they be on the wall or a sign. Kristen recommended the Block Watch pay for the signs to be installed. Val has someone to assist with the installation. Robert would like them to be installed outside the community. Kevin recommended the pedestrian gates and gate to the canal. Diana was concerned they would be too large for the pedestrian gates. Kristen asked if the Block Watch is almost debunked, why we are still discussing. Val referred to the quarterly reports that need to be done, a grant to be completed... Diana stated that the Block Watch Committee operated separate from the Board, so volunteers are needed so that there is not a conflict with the Board becoming the Committee. Robert stated that this is \$10,000, so it is worthwhile to the community to continue. Val stated the GAIN event had to be cancelled because we did not have the funding to pay the vendors. Diana asked if she understood the matters before the group were 1) where the signage should be placed and 2) how to keep it going. Jayna stated that you need to ensure the continuance of the Block Watch before you install the signs. If the Block Watch goes away, there is no need for signage. Jayna said there were some questions that came in asking about the function of the Block Watch. Val will reach out to the City. Jayna asked for some clarifications – how many members, what the funds can be used for, etc. Could we send out information to the community regarding the specifics? Val said there always must be a signer and a co-signer. Val was not a Board member when she chaired the Block Watch, but now managing the two is difficult and time-consuming. Robin stated she was one of the original volunteers for the Block Watch. She had asked if there was indeed a conflict of interest being on the Board and the Committee and there is not. She asked that there be members who would volunteer and share the load. Kevin asked about the time commitment. Meetings, WebEx, etc. Jayna stated that if you want additional information regarding the Block Watch, send her an email and she can get that correspondence out to you. Volunteers will be welcome. Kristen volunteered to make signs for requested volunteers to the Block Watch that can be posted at the mailbox communication centers. Jayna asked Val to send her the details to be able to forward for interest.

Robin wanted to thank the Board for serving and for giving of their time. Jayna reiterated the sacrifices the Board has made and the accomplishments in 2023. She said that all too often, these volunteers and the work they do go unrecognized and thanked Robin for bringing that to everyone's attention.

Robert asked if Jayna had received the PowerPoint presentations from the attorney on the training that the Board completed earlier in the year, and could that be given to Kevin. She thanked Robert for the reminder.

Jayna asked if there were any other concerns/questions/comments. We discussed whether to hold a December meeting. Two are travelling, so the remaining three would have to attend. The consensus was to defer the meeting to January due to the holidays.

**ADJOURNMENT:** 7:23pm.