

MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA

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

**OPEN SESSION MEETING
NOVEMBER 20, 2024**

CALL TO ORDER:

ATTENDANCE:

MINUTES:

Review and Approval of October Meeting Minutes (attached)

FINANCIALS:

October 2024 (attached)

OLD BUSINESS:

2025 Operation Budget Draft (approved)

NEW BUSINESS:

Agave – Lighting proposal (attached)

MEH Pools – Pool light proposal (attached)

HOMEOWNERS SESSION: (2 MINUTES PER OWNER)

ADJOURNMENT:

MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA

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

OPEN SESSION MINUTES OCTOBER 23, 2024

CALL TO ORDER: 7:05PM

ATTENDANCE: Robert Anderson, Kevin Busdeker, Valerie Flower and our newly appointed Member at Large, Karon Thomas for the HOA (Kristen Mattes is traveling and not in attendance); Jayna Van Den Einde for Kinney Management Services and 5 homeowners joining the meeting. Jayna asked that Karon introduce herself to the community. She is an original homeowner in Mountain Trails, moving from California to Arizona. Karon has been a member of HOA's and a District Manager for JoAnn's Fabric's. She is anxious to contribute to the Board and the community.

MINUTES:

The September Meeting Minutes were reviewed. Jayna asked if there were any changes or revisions. There were not. Val motioned to approve the minutes; Kevin seconded and all say "I".

FINANCIALS:

The September 2024 financials were reviewed. Total income was off by \$7,700 due to timing of payments and a very few that are in arrears. There was \$2,700 collected by Sentinel Services for delinquent assessments which brought the YTD collection numbers over \$15K. Total Income was still off by \$6,200, but we will have some good news to share with you in the October meeting in respect to collections. The \$7,000 was set aside for Reserves and that fund is a very healthy \$294K. On the expense side, we had additional pest services approved for gopher activity and those expenses are reflected on the financial statement. NaturZone communicated that the additional treatments have produced positive results and they will continue until the pests are eliminated. Timing produced variances in the budgeted quarterly playground maintenance and gate maintenance. These are budgeted expenses but in alternate periods. It should be noted that the YTD numbers in these line items are still on track to the budget. There were batteries and Tomar repairs for the gates that were approved and expensed in September, in addition to some handyman costs to scrape and paint the rust off the doors at the pool restrooms. Gate remotes were purchased due to increased demand. The utilities were on track to budget with the exception of Water. However, this category is still in line YTD with the budget. Agave is waiting to install the new Weather Matic valves until after the fall rye overseed has had a chance to germinate and grow. They anticipate the conversion will be completed before the end of the year. All other categories on track to budget. Jayna asked if there were any questions or comments regarding the financials. There were none.

OLD BUSINESS:

Leisure Creations had provided a proposal for pool furniture. Jayna asked for a revision from the Board for those items that need to be replaced as the proposal discussed in September was a comprehensive list of all pool furniture items. Once that is received from the Board, a revised proposal will be prepared. Val communicated that the Board is aware of items that have been damaged (umbrellas, tables) and asked for the bid for replacements for those items and/or additions to the existing inventory. The Board will decide whether to review that prior to end of 2024 or wait until next year's pool season.

HOA Playground provided a proposal for sand sifting and tilling to reverse the compaction. That was approved in September's meeting. There was not a requirement to add additional sand as was done in 2023. The tilling and sifting most likely will become an annual expense.

Agave completed the overseed of all interior community common spaces. The Board decided in prior meeting to let the grass on the east side entrance to go dormant again this year.

Jayna asked if there were any questions about the topics in Old Business. Val suggested that they post the pictures on Facebook of the playground area and all the rocks they sifted out of the sand. That way it could be communicated to the homeowners to watch their children more closely in an effort to reduce this kind of activity.

NEW BUSINESS:

Jayna provided a copy of the 2025 Budget Draft. Items to note for purposes of the budget: The Monthly Assessment was increased from \$170 to \$185. Per the CC&R's, the assessment cannot exceed more than a 10% increase year over year. For 2025, the budgeted increase is 8%. No increases to the Monthly Assessment or Management Fees have been adopted for the past 3 years. All contract services are projecting increases, as are utilities and insurance, by 15 – 17%. To maintain the set aside for Reserves and increasing costs, it was necessary to balance that with these increases. The base cost of the landscaping contract is not changing, but all of their other associated costs did increase. Agave also added the quarterly maintenance costs for the natural area. Where it had been cleaned up once per year that past couple of years, we asked for quarterly maintenance. By scheduling the clean up quarterly, it is the hope that the expense would not be as significant and the area kept more consistently for those who do enjoy that space. For many of the line-item expenses, the 2024 YTD numbers were considered, and the numbers annualized for 2025 budget.

Jayna asked if the Board or members had any questions about the budget. Diana voiced a concern about the homeowners who are in arrears and what raising the assessment will do to add to that. Robert reminded the members that Sentinel Services is contracted to aid with the delinquency collections. He mentioned that when he joined the Board, delinquencies were over \$15K and with October's reporting, the balance will be around \$1,500 which is fantastic for an HOA of this size. Robert also mentioned that any legal expenses are charged to and paid by the homeowners. Jayna did point out that while the homeowners are billed for the expenses, the HOA does pay the initial invoice. The homeowner then is responsible to satisfy that payment, and if they do not, when the home sells, the HOA will be made whole first prior to any other monies transferring at close of escrow. Brandon commented that he wasn't looking forward to getting to a \$200 Monthly

Assessment, but knows that may occur somewhere in the future. He also said he understands that expenses are continuing to increase.

Jayna told the members that the purpose of the budget is to have a comprehensive accounting of the expected financial obligations of the HOA and to ensure the HOA has the Operating monies to be able to cover those expenses. Robert reminded everyone that the Reserve Study completed stated that to be able to provide in the future for capital improvements, the HOA needed to increase their set aside to \$7,000, which was accomplished in 2024 without increasing the Monthly Assessment. Jayna also wanted to remind everyone that we have hopes that the installation of the Weather Matic irrigation system will reduce the expenses for water and for irrigation repairs. However, the budget was developed with the City of Phoenix's proposed increases. We may be able to see substantial savings in water in 2025. Robert chimed in that the new system will allow a shut off if a leak is detected and during monsoon, the valves can be shut off with a phone. In addition, the HOA is saving \$6,300 a year for 3 years for the air cards as Agave is covering that expense for the first 3 years.

Lori asked if there is a breakdown of the expenses and what contributes to the numbers. Jayna used an example to explain (bank charges). Lori also asked about going paperless. Jayna stated that some homeowners chose to get their statements electronically, others via first class mail. She said there are other documents that are required by law to be sent by mail (annual notice, ballots, violations, etc.). Jayna let Lori know that if she has specific questions to be sure to reach out and ask. Jayna asked if anyone else had any questions. Robert wanted to ensure that the members understand the preventative maintenance that is done to preserve value in addition to the contracted expenses. Val made a motion to approve the 2025 Budget; Robert seconded the motion and all say "I". Jayna will finalize the budget and post it to the website.

Jayna asked if there were any other topics to be discussed in New Business. Val asked about the emergency shut off signage that needed to be replaced at the pool. Val said she would look and let Jayna know if the installation was completed.

Jayna also mentioned that she would deliver the booklets from Carpenter Hazelwood that were requested by the Board during their training in September.

HOMEOWNERS SESSION: (2 MINUTES PER OWNER)

Jayna opened the homeowner's session by asking if anyone had any questions, concerns or comments they wanted to share. Diana reported that the west side pool didn't have any lights. Robert asked that the timers be reset due to the fall season. Jayna will also ask that the bubblers and fountain be turned off November 1st.

Lori commented on the trash and pet waste in the natural area. She asked who is responsible for maintaining that area. Robert mentioned that the community cleanup should be coming up soon. As there is not currently an established Block Watch, they would need to organize with volunteers. Val mentioned that Agave does a clean-up when they service the area. But the HOA does not have an established porter so it is the responsibility of the homeowners. For volunteers and times, posting to Facebook may be the best way to reach out. Lori mentioned there is a bush/tree by their home that needs to be cut back or removed. Robert requested that a picture be sent to determine how best to address it, whether an arborist needs to be consulted for clearance and to ensure the root system is taken care of without causing structural integrity issues to the wall. Lori said she would send photos to Jayna.

Lori also asked about a community Garage Sale. Jayna said if she is provided a flyer for the Board to review and approve, to post at the mailbox kiosks and on Facebook. Jayna can also ask Signature Gates to hold the gates open for the hours of the Garage Sale.

Jayna asked if any of the homeowners have any wish list items. Val asked for an expanded list of exterior paint schemes for the homes in the HOA.

Diana asked about installing a trash can near the entrance to the natural area off Harwell. Robert reminded everyone that this had been discussed prior and the Board had decided not to pursue it. Lori asked that it be revisited. Jayna stated that if a homeowner sees someone not picking up after their pet, notify Jayna so that she can send out the violation. The concern is who is going to maintain the container? As of now, MEH empties the trash at the pools, cleans the bathrooms and takes the trash away in their personal vehicle. It is unknown if they would travel to other areas in the community to service trash containers without charging additional expense. Terri communicated that the people who are not picking up after their pets now will continue to not pick up after them, so installing the trash can won't affect whether they are a responsible pet owner or not. The question was then asked by the Board who would volunteer to do maintain this and what would happen when they don't want to do it anymore or moved from the community? Jayna appreciated the conversation and the Board will revisit the matter.

Robert stated that we were over the time limit, so Jayna thanked everyone for attending. Jayna reminded everyone the November meeting will be held on the 20th and the December meeting on the 18th. She asked Robert to adjourn the meeting.

ADJOURNMENT: 8:11PM

MOUNTAIN TRAILS COMMUNITY

Income Statement

Oct 31, 2024

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	28,023.30	27,370.00	653.30	262,059.73	273,700.00	11,640.27-
DELINQUENT INCOME	5,680.00	1,350.00	4,330.00	21,314.88	13,500.00	7,814.88
FOB/GATE/KEY INC	.00	.00	0.00	935.00	300.00	635.00
FINES/VIO/LT FEES	25.00	.00	25.00	500.00	.00	500.00
WORKING CAPITAL/ESCROW	340.00	.00	340.00	1,360.00	.00	1,360.00
RESERVE CONTRIBUTION/ESCR	340.00	.00	340.00	1,360.00	.00	1,360.00
TOTAL OPERATING INCOME	34,408.30	28,720.00	5,688.30	287,529.61	287,500.00	29.61
RESERVE ALLOCATION	7,000.00	7,000.00	0.00	70,000.00	70,000.00	0.00
WORKING CAPITAL TRANSFER	340.00	.00	340.00-	1,360.00	.00	1,360.00-
RESERVE CONTRIBUTION	340.00	.00	340.00-	1,360.00	.00	1,360.00-
TOTAL INCOME	26,728.30	21,720.00	5,008.30	214,809.61	217,500.00	2,690.39-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	53,930.20	53,930.00	0.20-
PEST CONTROL	200.00	200.00	0.00	3,425.00	2,000.00	1,425.00-
ELECTRICAL LIGHTING REPAIRS	.00	.00	0.00	.00	300.00	300.00
WINTER OVERSEEDING	.00	2,000.00	2,000.00	.00	2,000.00	2,000.00
PLAYGROUND MAINT/INSPECT	1,375.00	1,250.00	125.00-	2,035.00	2,000.00	35.00-
PARKING SERVICE CONTRACT	.00	480.00	480.00	3,840.00	4,800.00	960.00
POOL CONTRACT	1,779.80	630.00	1,149.80-	7,799.60	7,450.00	349.60-
POOL & SPA SUPPLIES	1,062.96	400.00	662.96-	5,277.54	4,900.00	377.54-
POOL & SPA REPAIRS	.00	1,000.00	1,000.00	1,047.45	4,000.00	2,952.55
GATE CONTRACT	135.00	500.00	365.00	1,705.00	2,000.00	295.00
GATE MAINTENANCE, LABOR	715.45	750.00	34.55	7,195.37	7,500.00	304.63
IRRIGATION REPAIRS	697.55	600.00	97.55-	6,783.35	6,000.00	783.35-
TREE TRIMMING	.00	10,000.00	10,000.00	23,170.00	20,000.00	3,170.00-
GENERAL MAINTENANCE	748.87	.00	748.87-	2,783.46	750.00	2,033.46-
BACKFLOW TESTING	.00	280.00	280.00	.00	280.00	280.00
TOTAL MAINT. & REPAIR	12,107.65	23,483.00	11,375.35	118,991.97	117,910.00	1,081.97-
PARTS & SUPPLIES						
GATE/KEYS	.00	.00	0.00	2,564.41	900.00	1,664.41-
TOTAL PARTS & SUPPLIES	.00	.00	0.00	2,564.41	900.00	1,664.41-
UTILITIES						
ELECTRIC	3,094.02	3,000.00	94.02-	30,187.62	30,000.00	187.62-

MOUNTAIN TRAILS COMMUNITY

Income Statement

Oct 31, 2024

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
GATE TELEPHONE	267.56	275.00	7.44	2,677.31	2,750.00	72.69
GAS	61.34	65.00	3.66	657.98	650.00	7.98-
WATER/SEWER	7,650.69	7,000.00	650.69-	40,872.82	41,750.00	877.18
TOTAL UTILITIES	11,073.61	10,340.00	733.61-	74,395.73	75,150.00	754.27
ADMINISTRATIVE						
LEGAL	491.82	.00	491.82-	6,258.78	2,175.00	4,083.78-
COLLECTIONS & LEGAL	291.00	500.00	209.00	4,105.70	5,000.00	894.30
BANK CHARGES	25.00	.00	25.00-	100.00	75.00	25.00-
AUDIT & TAX PREP	.00	.00	0.00	975.00	925.00	50.00-
INSURANCE	.00	.00	0.00	5,379.00	5,250.00	129.00-
MEETINGS & COMMUNITY	.00	.00	0.00	.00	500.00	500.00
MANAGEMENT FEES	1,400.00	1,400.00	0.00	14,000.00	14,000.00	0.00
COPIES/POSTAGE/SUPPLIES	46.84	50.00	3.16	1,892.02	1,250.00	642.02-
RECORD STORAGE	4.00	10.00	6.00	43.50	100.00	56.50
STATEMENTS	217.23	165.00	52.23-	2,115.83	1,650.00	465.83-
PERMITS/LICENSES	.00	.00	0.00	540.00	540.00	0.00
PROPERTY TAXES	.00	.00	0.00	7.70	.00	7.70-
INCOME TAXES	.00	.00	0.00	115.00	2,140.00	2,025.00
WEBSITE	.00	.00	0.00	431.88	300.00	131.88-
MISC ADMIN	.00	.00	0.00	.00	180.00	180.00
TOTAL ADMINISTRATIVE	2,475.89	2,125.00	350.89-	35,964.41	34,085.00	1,879.41-
TOTAL OPERATING EXPENSE	25,657.15	35,948.00	10,290.85	231,916.52	228,045.00	3,871.52-
NET OPER PROFIT/LOSS	1,071.15	14,228.00-	15,299.15	17,106.91	10,545.00	6,561.91-
RESERVE ALLOCATIONS						
INTEREST INCOME	147.24	.00	147.24	1,663.86	.00	1,663.86
RESERVE INCOME FM OP	7,000.00	7,000.00	0.00	70,000.00	70,000.00	0.00
WORKING CAPITAL	340.00	.00	340.00	1,360.00	.00	1,360.00
RESERVE CONTRIBUTION	340.00	.00	340.00	1,360.00	.00	1,360.00
RESERVE EXPENSE	.00	.00	0.00	36,300.05	.00	36,300.05-
TOTAL RESERVE & EXPENSE	7,827.24	7,000.00	827.24	38,083.81	70,000.00	31,916.19-
NET PROFIT / (LOSS)	8,898.39	7,228.00-	16,126.39	20,976.90	59,455.00	38,478.10-

11/13/2024

1:34 PM

MOUNTAIN TRAILS COMMUNITY

Balance Sheet

Oct 31, 2024

OCT 1, 2024 - OCT 31, 2024

Page

ASSETS

CURRENT ASSETS

MOUNTAIN TRAILS OPERATING 151,182.11

RESERVE ACCOUNTS

MOUNTAIN TRAILS RESERVE 301,623.99

MOUNTAIN TRAILS ICS ACCT 402 152,203.44

UTILITY DEPOSITS 2,530.00

TOTAL CURRENT ASSETS 607,539.54

TOTAL ASSETS 607,539.54

LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS (10,577.62)

RETAINED EARNINGS 597,140.26

PROFIT /(LOSS) FOR PERIOD 20,976.90

TOTAL CAPITAL 607,539.54

TOTAL LIABILITIES & CAPITAL 607,539.54

Mountain Trails Community Association
2025 Budget - Final

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
	INCOME													
	Residential Assess	29,785	29,785	29,785	29,785	29,785	29,785	29,785	29,785	29,785	29,785	29,785	29,785	357,420
	Collection Income	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	16,200
	Gate/Key Income	50	50	50	50	50	50	50	50	50	50	50	70	620
	TOTAL INCOME	31,185	31,185	31,185	31,185	31,185	31,185	31,185	31,185	31,185	31,185	31,185	31,205	374,240
	EXPENSES													
	MAINT. & REPAIR													
	Landscape Maint	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	5400	64800
	Pest Control	350	350	350	350	350	350	350	350	350	350	350	350	4200
	Lighting Repair & Maint.	0	100	0	0	100	0	0	100	0	0	100	0	400
	Playground Maintenance	0	250	0	0	250	0	0	250	0	1750	250	0	2750
	Parking Service Contract	515	515	515	515	515	515	515	515	515	515	515	515	6180
	Pool Contract	750	750	750	750	1000	1000	1000	1000	1000	750	750	750	10250
	Pool/Spa Supplies	500	500	500	750	1000	1000	1000	1000	750	500	500	500	8500
	Pool/Spa Repairs	1000	0	0	1000	0	0	1000	0	0	1000	0	0	4000
	Gate Contract	500	0	0	500	0	0	500	0	0	500	0	0	2000
	Gate Maintenance	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	12000
	Irrigation Repairs	400	400	400	600	750	1000	1000	1000	750	600	400	400	7700
	Overseeding	0	0	0	0	0	0	0	0	0	2000	0	0	2000
	Tree Trimming	0	0	10000	0	0	0	0	0	0	10000	0	0	20000
	Backflow Inspection	0	0	0	0	0	0	0	0	0	350	0	0	350
	General Maintenance	1875	400	0	1875	400	0	1875	400	0	1875	400	0	9100
	TOTAL MAINT. & REPAIRS	12290	9665	18915	12740	10765	10265	13640	11015	9765	26590	9665	8915	154230
	PARTS & SUPPLIES													
	Parts & Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0
	Gate Remotes/Keys	450	0	0	450	0	0	450	0	0	450	0	0	1800
	TOTAL PARTS & SUPPLIES	450	0	0	450	0	0	450	0	0	450	0	0	1800
	UTILITIES													
	Electricity	3250	3250	3250	3250	3250	3250	3250	3250	3250	3250	3250	3250	39000
	Gate Telephone	300	300	300	300	300	300	300	300	300	300	300	300	3600
	Gas	75	75	75	75	75	75	75	75	75	75	75	75	900
	Water/Sewer	750	750	1000	1500	3000	5000	7000	8000	8000	7000	3000	1000	46000
	TOTAL UTILITIES	4375	4375	4625	5125	6625	8625	10625	11625	11625	10625	6625	4625	89500

**Mountain Trails Community Association
2025 Budget - Final**

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
	ADMINISTRATIVE													
	Legal	0	500	0	0	500	0	0	500	0	0	500	0	2000
	Collections/Legal	650	650	650	650	650	650	650	650	650	650	650	650	7800
	Bank Charges	0	25	0	0	25	0	0	25	0	0	25	0	100
	Audit & Tax Prep	0	0	300	0	0	700	0	0	0	0	0	0	1000
	Insurance	0	6200	0	0	0	0	0	0	0	0	0	0	6200
	Meetings/Community	0	0	0	0	0	0	500	0	0	0	0	0	500
	Management Fee	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	1600	19200
	Copies/Post/Supplies	75	75	500	75	500	75	75	75	75	75	75	75	1750
	Statements	225	225	225	225	225	225	225	225	225	225	225	225	2700
	Permits/Licenses	0	0	0	270	0	0	0	0	270	0	0	0	540
	Records Storage	15	15	15	15	15	15	15	15	15	15	15	15	180
	Income Tax	0	1070	0	0	0	0	0	1070	0	0	0	0	2140
	Website	300	0	0	0	0	0	0	0	0	0	0	0	300
	Misc Admin	0	0	75	0	0	75	0	0	75	0	0	75	300
	TOTAL ADMINISTRATIVE	2865	10360	3365	2835	3515	3340	3065	4160	2910	2565	3090	2640	44710
	TOTAL OPERATING EXP.	19980	24400	26905	21150	20905	22230	27780	26800	24300	40230	19380	16180	290240
	RESERVE	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	7000	84000
	TOTAL OPER. & RESERVE	26980	31400	33905	28150	27905	29230	34780	33800	31300	47230	26380	23180	374240
	TOTAL INCOME/DEFICIT	4205	-215	-2720	3035	3280	1955	-3595	-2615	-115	-16045	4805	8025	0
	Assumptions:													
	Homeowners	161												
	Monthly Assessment (8% increase	185												
	Reserve Contribution and Working Capital will be in addition to the monthly reserve transfer													
	Expenses based on historical data													
	Accepted			Position				Date						



MEH Pool Services Inc. / Bobbis
Leisurescapes
6050 N Black Cyn Hwy
AZ
85017
tel:602-993-0552
Sales Rep:Hayley Hart
Tax Number: 41-2116856

Att :Mountain Trails C/O Kinney Management
Sent to: jayna@kinneymanagement.com

Quote 12544 (this is not an invoice)
Created: 04-Nov-24

PO Box 25466
Tempe
Arizona
85285
tel:4808203451

Product	Qty	Price	Subtotal/ per unit
HAYWARD 12V LED POOL LIGHTS (MISC-ELECTRICAL)			
1 year manufacturer warranty on new light	1	\$650.00	\$650.00
LABOR (srv-SRVItems-66-200)			
To replace east pool light at Mountain Trails	1	\$247.50	\$247.50

Subtotal \$897.50
State \$36.40
City \$14.95
County \$4.55
Total \$953.40

Policies/Notes

Thank you for your business. Payment due on receipt. Please send payments to M.E.H. Pool Services, Inc - PO Box 43736, Phoenix, AZ 85080. Zelle payments at Tiffany@mehpoolservices.com. Text or Call at 602-993-0552



AGAVE

ENVIRONMENTAL CONTRACTING, INC.

LANDSCAPE IRRIGATION PROPOSAL/AGREEMENT

Name: **MOUNTAIN TRAILS**

Date: **11/11/2024**

Site: **EAST ENTRANCE IN / OUT GATE**

Job Name: **LANDSCAPE LIGHTING REPAIRS**

Phone/Email: jayna@kinneymanagement.com

Job # / Phase: **50-22003-00**

The Contractor agrees to provide all labor, equipment and materials necessary to perform the below described work.

SCOPE OF WORK: "LANDSCAPE LIGHTING REPAIRS / REPLACEMENTS EAST SIDE ENTRANCE AND PARK" (120V System)
Landscape lighting for the individual small wall sections "both sides of gates inside and outside gate and 2 wall sections west side of park" is north working - After checking clock settings and insuring power to this section, tracing / toning wires for breaks in wire, ensuring power provided to each fixture, locating buried junction boxes, and removal of fixtures, it has been determined grounding of the wires at the fixtures is causing the issue, along with the spot light fixture itself corroded and grounding power to earth. There are 8 spot fixtures on this section, 2 of the fixtures can be reused, 6 will need to be replaced and installed in an enclosed tube to prevent the same issues in the future. 1 Bullard light at the park is not working, this is an integrated fixture so the light "bulb is a led circuit board" the ballast and circuit board are bad and will need replaced. 2 tree uplight fixtures are out at east side of monument sign, re-splicing of 2 wires will solve this issue. 1 spot light fixture at the west entrance is out, a bulb replacement is needed. Rqaise wire junction boxes.

Quantity	Description	Each	Total
MATERIALS:			
6	Spot light fixture (Bronze 120V fixture quoted)	\$235.00	\$ 1,880.00
9	Bulb -	\$36.00	\$ 324.00
8	High voltage in ground enclosures	\$85.00	\$ 680.00
26	Direct bury wire splice DBRY	\$4.99	\$ 129.74
1	Ballast / led circuit board assembly	\$125.00	\$ 125.00
MATERIALS TOTAL:			\$ 3,138.40
LABOR TOTAL:			\$ 1,850.00
Labor Detail:			
	Install fixtures and bulbs		
	Intall fixure wire / splices in protected tube enclosure		
	Repair 1 Bullard lighting		
	Minor repairs and initial work provided		

This proposal is based on the complete job as proposed, units costs will change if quantities change

TOTAL	\$4,988.40
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Owner: **Mountain Trails HOA**

Contractor: **AGAVE Environmental Contracting, Inc.**

By: _____
Signature

By: **David Graves** **11/1/2024**
Name

Print Name Date

NOTE: This quote is good for 30 days from date of proposal. The proposal is promised based on the terms and conditions on page 2 of this document.

NO IMPLIED WARRANTIES EXCEPT AS CONTAINED HEREIN.

TERMS OF PAYMENT:

- NET 30 DAYS

- NOTE: A service charge of 1.0% per month will be added to any unpaid balance exceeding 30 days from invoice date. Purchaser agrees to pay any and all court costs and/or costs of third parties associated with the payment collection, beyond the terms above.

(The finance charge is an annual percentage rate of 12%).

IRRIGATION: All irrigation installation/repairs shall be conducted in a professional manner consistent with established practices in the industry and public codes. All material will be of new quality unless otherwise specified.

UNDERGROUND EXCAVATION: AGAVE Environmental Contracting, Inc. will abide by all blue stake ordinances in effect at the time of this agreement. It is the responsibility of the owner or agent to notify this contractor of any underground utilities or other obstructions in all areas where blue stake is not provided or for other utilities/obstructions not part of a blue stake service. Should damage occur as a result of failure to notify the contractor, the owner/agent agrees to pay for any and all damages.

IRRIGATION: Defects in workmanship will be repaired at no cost to the owner for the period indicated below. Corrective work must be consistent with the original request. Circumstances beyond the control of the contractor, acts of God, vandalism, and acts of third parties are not covered. Cost of such repairs is limited to the repair of the irrigation system only.

Replacement / Repair Period

1 YEAR FROM COMPLETION
(30 days if not otherwise stated)

WARRANTY WORK WILL NOT APPLY TO PAST DUE ACCOUNTS



















2410 E. Foothill Dr. 22 68 52 11

MILBANK
ENERGY AT WORK
ENCLOSED INDUSTRIAL CONTROL PANEL
TYPE 1/2/3/4/5/6/7/8/9/10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/12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