

**MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA**

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

**OPEN SESSION MINUTES  
APRIL 17, 2024**

**CALL TO ORDER:** 6:48PM

**ATTENDANCE:** Valerie Flower, Robert Anderson, Diana Buchbinder, Kristen Mattes and Kevin Busdecker for the HOA; Jayna Van Den Einde for Kinney Management Services and 7 homeowners in attendance.

**MINUTES:**

The March Meeting Minutes were reviewed. Jayna asked if there were any questions, revisions to the minutes and there were none. Val made a motion to approve the minutes; Diana seconded the motion and all say "I".

**FINANCIALS:**

The March Financials were reviewed. The Monthly Assessments were positive to the budget with a surplus of \$2,479. Jayna stated that this was due to timing. YTD Assessments are still trailing the budget by \$4,767 of which 9 homeowners are delinquent and 5 homeowners in the collection process. \$600 in Delinquent Income was received in March and a small amount for gate remote fobs added to the Total Income. MTD Income still positive to budget \$1,654 with YTD remaining negative at \$6,436.

On the Expense side, a reclassification to Gate Contract of \$325 created a variance. The budget called for the Spring trimming of the NAOS areas, which will be completed in May or June, so the financials reflect a positive variance of \$10K in this category. It will be offset in an alternate period but YTD numbers will still be in line with the budget. Utilities are on track. Legal expense was over budget \$1,715 due to ongoing litigation. The only other expense category not in line with the budget was for Copies/Postage \$471, which is attributed to the Notice for the west side asphalt project and Gate Code Information Forms sent. Net Income for the period is positive \$8,885 and YTD also positive \$3,974 primarily attributed to the NAOS trimming yet to be completed.

Jayna asked if there were any questions and there were none.

**OLD BUSINESS:**

All concerns had been resolved, so there were no items outstanding.

**NEW BUSINESS:**

Agave proposals for Palm Tree Trimming, bollards at the east side gas meter and bollards at the east side perimeter wall adjacent to Walmart were reviewed and approved. The proposals for the turf conversion to artificial grass and to xeriscape were not approved and tabled for future conversation.

Signature Gates proposals for gate repair and replacement were reviewed. A homeowner inquired as to the amounts that have been paid to date for repairs versus approving the \$68K proposal for the replacement. She mentioned that typically there are 2-3 bids acquired prior to making a decision of this magnitude. Jayna explained that normally yes, there would be 3 bids requested. However, this was a proposal provided in 2022 prior to Jayna's management of the HOA and that Signature agreed to honor that pricing should the Board approve the work. Based on the discussion, the HOA agreed to ask for additional bids to review in comparison and also to provide the members with the expenses incurred for repairs in 2023 and 2024 to date. Jayna will have this information to be reviewed in the May meeting.

Poolwerx had provided a proposal for the east side pool pump outside of the meeting dates which required immediate action. The proposal was approved via Action in Lieu and ratified on the record in meeting.

The Annual Meeting is scheduled for May 15<sup>th</sup> and a copy of the notice was attached for review. Jayna stated that there are two positions on the Board whose terms are expiring in 2024. She asked that if there was anyone attending the meeting that would like to volunteer or if they knew of a neighbor, they could reach out to for the open positions to let her know.

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

Val mentioned that we needed to reach out to Poolwerx for the handrail covers to be replaced at both pools. Diana asked about the bubblers on the west side pool and when would they be turned on? Jayna said that she would reach out to the vendor for both items. Val also mentioned that she had inquired about a crack in the pool deck on the west side and had asked the tech when he was out to provide estimates.

It was also mentioned to speak to Agave about weeds inside the pool areas and to ensure they were observing and treating these areas as needed. Jayna will reach out to David, our Service Supervisor regarding.

Jayna asked if there were any other concerns and there were none. Jayna and the Board thanked all of the homeowners in attendance for their participation and commitment to the community.

**ADJOURNMENT:** 7:55PM