

MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA

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

**OPEN SESSION MINUTES
MAY 15, 2024**

CALL TO ORDER: 6:57PM

ATTENDANCE: Valerie Flower, Robert Anderson, Kristen Mattes, Kevin Busdecker and our newest member Rosemary Cardenas for the HOA; Jayna Van Den Einde for Kinney Management Services and 7 homeowners in attendance.

MINUTES:

The April Meeting Minutes were reviewed. Kristen asked if the information can be posted to the website ahead of the meeting. Jayna said that the minutes will always be a month in arrears as they are approved in session. So, Kristen clarified that it would be the Open Meeting Agenda that would be posted ahead of time. No changes could be made to the agenda once it's posted. Kristen motions to have the Open Meeting Agenda posted on the website 24-48 hours in advance, which will mean that Jayna will need to provide it to Concepts N' Creations 72 hours in advance. Jayna said she will work on that with Chris for the next meeting. Jayna asked if there were any questions, revisions to the minutes and there were none. Kevin made a motion to approve the minutes; Kristen seconded the motion and all say "I".

FINANCIALS:

The April Financials were reviewed. The Monthly Assessments were down slightly to the budget. Jayna stated that this was due to timing. There was \$2,600 of delinquent income received and \$285 collected for remotes and keys. MTD Income was positive to budget \$1,046 with YTD remaining negative due to pre-paid assessments received in December.

On the Expense side, we had a variance for pest control due to stinging insects at the west side entrance. There was a double hit on the Pool Contract as there was a timing issue with the invoice for April. Although we were over budget in May, our YTD number is on track for the Pool Contract. 4 service calls for the gates resulted in a variance. Two of those services were for the asphalt project on the west side. Irrigation was over budget due to the summer start up and additional plantings to ensure they are receiving proper drip. General Maintenance was for our handyman painting the culverts, the gas meter bollards, mailbox kiosks and installing the No Trespassing signs on the East side near the Walmart fence. Utilities are on track. Legal expense was over budget due to ongoing litigation and new delinquencies by \$552. Net Income for the period is just under budgeted expectation by \$268, but YTD remains positive \$3,700.

Jayna asked if there were any questions. Val mentioned that our irrigation charges will be excessive in the months upcoming. We had a gopher chew threw a valve box. Jayna to follow up with NaturZone regarding their schedule.

OLD BUSINESS:

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

NEW BUSINESS:

Jayna placed the gate proposals back on the agenda. AAA Smart Home provided a proposal, but it is not apples to apples comparison to the bid provided by Signature Gates, who is our current vendor. They had provided the Board a proposal for gate repair and replacement at a cost of \$68K. Jayna reminded the members that she was asked for 2 additional bids to be requested for the repairs as well as a spreadsheet showing the costs from 2023 and 2024 to date. (Rosemary had to leave the meeting, but all other Board members remaining on the call, so we still have quorum). Robert showed the members in chat the breakdown of the costs for the contract, programming, phone, remotes and repairs. A total of \$10,782 has been spent on repairs. Robert stated that there isn't any reason to spend the \$68K. The gate company recommended that they continue to repair as needed vs. pay for the replacement so Robert did not understand why this topic keeps coming up. Val stated that the East side gate was installed in 2016 with an estimated of 30 years. The West side gate was installed 2017. The Reserve Study stated the repairs for the gate operators already exceed the estimated costs. So, Robert has asked for a final vote to determine how to proceed, either with the repairs or with the replacement. Robin communicated that when she was on the Board, they were experiencing so many issues with the gates and incurring a ridiculous amount of repair costs. At that time, they got the bids to replace or repair. She communicated that as they were reviewing the proposals, the gates began functioning correctly and so nothing was done at that time. Robin is not in favor of spending the money for replacement at this time. It is too much for each homeowner to burden the expense now. Phillip is an original homeowner and he has not experienced a lot of issues with the gates, so he is not in favor of the incurring that expense. Faye also agreed not to spend the HOA money at this time. Chris communicated that he is not in favor to replace at this time, not did Chenise. Kevin stated that the repairs are needed. Val agreed to do the repairs. Kevin made a motion for the proposal to repair be completed; Val seconded the motion and all say "I". Robert proposed that this be added to the agenda again next year to revisit the costs spent YTD unless an emergent situation arises. Kristen thanked the homeowners for their feedback on this matter.

Jayna asked if there were any other topics to discuss before we move into the homeowner's session. Val wanted to thank Diana for her service on the Board. That she was an invaluable member of the Board and her input and her service will be missed. Jayna heard from Diana that she will continue to attend the meetings and be a voice for the HOA.

HOMEOWNERS SESSION: (2 MINUTES PER OWNER)

Greg was curious about the homeowner with the weeds on the west side. He wanted to know who pays for that. Val communicated that this was a Self-Help situation where the Board acted on behalf of the HOA and the homeowner will be charged for the expense and is aware of that. Robert also

mentioned that these situations will be identified and addressed quickly and to reduce the turnaround time toward solution. Kristen mentioned there was a concern regarding the homeowner and wanting to know they were alright. And Kristen was able to reach out to them directly and communicated what the HOA would be doing as resolution.

A homeowner asked about the gate code requested information. Val responded with why we requested the updated information. She advised that if the homeowner wanted to use their same code, they code, but if they wanted to reset it because they were using the previous homeowner's information, they could request new information and could also ask for remotes. If you have a remote programmed in the system, that will stay there. Faye asked if she wanted a different code could she get one? Jayna let her know to send the request.

Kevin asked about the natural areas and how and when they are trimmed. Val stated that these locations are scheduled to be trimmed annually, but when we were going to trim the area near Kevin, we received a large unexpected legal expense. Jayna notified Kevin that we budget for the cleanup and then for fall tree trimming.

Kristen asked about the tree at the neighbors. Jayna mentioned that the neighbor is on Violation 3 so the next step would be the Cease and Desist.

Robin asked about the legal fees. The bill that was received from Carpenter Hazelwood in November for work was that done years prior on the natural area. An anonymous complaint was raised by a homeowner that required the HOA to go to court and now the HOA maintains the area quarterly at our cost.

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: 8:00PM