

MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA

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

OPEN SESSION MINUTES AUGUST 21, 2024

CALL TO ORDER: 7:04pm

ATTENDANCE: Robert Anderson, Kevin Busdeker, Kristen Mattes for the HOA. Valerie Flower is unable to attend and Rosemary Cardenas resigned her position on the Board prior to the meeting. Jayna Van Den Einde attending for Kinney Management Services and 7 homeowners attending the meeting.

MINUTES:

The July Meeting Minutes were provided. Jayna asked if there were any questions, changes and there were none. Kristen made a motion to approve the minutes, Kevin seconded and all say "I".

FINANCIALS:

The July 2024 financial report was discussed. Jayna stated that the financial report was unremarkable as very few variances as they relate to the budget. Monthly assessments were ahead of budget by \$830. There was \$1,290 in delinquencies collected and \$165 for remotes and keys. \$7,000 was allocated to Reserves. As for the expense side, no variances to budget. Overall, net income positive to budget \$5,260. Bids are coming in for the 2025 Budget and Jayna is hoping that the bids will be available to review in next meeting.

OLD BUSINESS:

There were no open items carried over from the prior month.

NEW BUSINESS:

- Agave – The proposal for Fall Overseed was reviewed. Jayna reminded the members and homeowners that the overseed was deferred for 2024 in hopes of improving the condition of the turf, save on water, etc. Robert suggested that we overseed the areas near the playgrounds and let the other areas go dormant. Kevin asked as to why we would defer the overseed. Jayna mentioned the primary reason City municipalities are recommending a deferral is for conservation and maintenance. Robert also stated that the spurge and other unwanted weeds die out. Diana agreed that overseeding the areas for the homeowners to use (playground/washes) was a good idea. Jayna will ask for a revised bid from Agave. Kevin responded that the reduction in the overseeded area will aid in water savings. Jayna also replied that the Weather Matic cloud-based irrigation system that was approved will also aid in savings on water for the HOA. Kevin wanted the costs communicated to the

members. She stated that there is no cost for the equipment and the air cards that are used to manage the system will be provided by Agave at no cost for 3 years. Each card normally has a cost of \$35 per month. By Agave covering that cost for the 3 years, that alone is a savings of \$6,300. And all of the parts carry a lifetime warranty. Diana asked if the agenda could be posted in the chat box and Kristen did that.

- Signature Gates provided a proposal based on the 3rd Quarter Inspection. Two batteries need to be replaced and a relay for the Tomar head (1st responder access). Kevin stated that we had recently replaced the Tomar heads. Jayna did confirm that but this was for the relay that needed to be replaced. Jayna communicated that gates and their repairs are an ongoing expense. Jayna asked for a motion. Kevin motioned to accept the proposal from Signature Gates of \$1,275. Kristen seconded and all say "I".
- NaturZone provided communication regarding the gopher infestation at the community. They recommend servicing of these areas for \$150 per hour for an approximate 10 hours. This would include gassing the tunnels and trapping. Robert stated that some of this may be a shared problem with the adjacent HOA. Robert wants a report, photos, details of what is being done. The Board asked if the proposal was for the entire HOA. Jayna will confirm with NaturZone. Robert made a motion to approve the additional work, Kevin seconded and all say "I".
- Oversii discussion regarding Variance Request submissions and Parking Policy Rules. Robert discussed the hiring of Oversii to aid in facilitating the CC&R's as it relates to parking. The initial timeline for a parking cycle was 30 days. We have extended that so that the window is longer to capture repeat offenders. The third violation will trigger a tow at the homeowner's expense. Robert communicated that this isn't a change in policy, it's an enhancement for Oversii to aid with compliance. Jayna asked if any homeowner's had questions about Oversii. A homeowner stated they received a violation for a trailer parked on the street and they stated that it was never on the street or wasn't parked for the time on the violation notice. Kristen commented that Oversii comes at random dates and times throughout the month. Jayna stated that she didn't know if it was Oversii or a Board member or herself who witnessed the trailer. She asked the homeowner to re-send the email and she would send the information that was received. He stated it would be approximately a week as they are out of town. Robert communicated the CC&R's that trailers are not permitted. The homeowner asked for the CC&R's as well. Another homeowner asked about parking over the sidewalk. Jayna communicated that parking over the sidewalk is a violation not only of the HOA, but of federal ADA regulations. The sidewalks must remain clear for those with walker, wheelchair or pedestrian to be able to travel the sidewalk. One homeowner asked if these are being violated. Jayna asked that those photos of violators be sent to her with the homeowner address. She reviewed the Violations process and escalation of fines for repeat offenses. Robert wanted the homeowners to know that these issues are being reported and addressed. Violations are reviewed and addressed in Closed Session Meetings.
- Jayna asked if there were any other topics to discuss in New Business before we move into the Homeowner's Session. There was no discussion.

HOMEOWNERS SESSION: (2 MINUTES PER OWNER)

Kristen asked as a homeowner about the tree in the front yard of the neighbor's house. She stated that we had helped with the matter in 2023, and it's needing to be addressed again. Jayna stated that the notice had been sent and she would follow up.

Another homeowner inquired about a pergola and the process. Jayna asked if they had been on the HOA's website, as the Design Review Guidelines and Architectural Request Form are on the website. Kristen mentioned the ARC form needed to be updated. The Committee has 45 days to review, ask questions, deny or approve the Request. Robert wanted the members to know that they are working at reducing the turnaround time on the approvals for Design Review.

Another homeowner stated that they participated in an SRP seminar for tree plantings. They are 5-gallon trees, but she asked about the size or the species. Robert communicated that a submission has to be given for Design Review as the tree would be planted in the front yard.

A homeowner asked about the Board and for introductions. Jayna replied with the results of the Annual Meeting elections/appointments/nominations. No other homeowners had discussion topics. Jayna thanked everyone for attending. That the Board appreciates their attendance, questions and participation. She reminded everyone that the Open Sessions now begin at 7:00pm.

ADJOURNMENT: 8:08pm