

MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA

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

**OPEN SESSION MINUTES
JULY 17, 2024**

CALL TO ORDER: 7:04pm

ATTENDANCE: Robert Anderson, Kevin Busdeker, Kristen Mattes, Valerie Flower and Rosemary Cardenas for the HOA; Jayna Van Den Einde for Kinney Management Services and 4 homeowners attending the meeting.

AGAVE: David (Foreman), Dave (Irrigation) and Jason (Arborist) joined the meeting. David began by discussing the current conditions at the community and the heat stress that is occurring with the grass and the plant material. The timers are primarily set to operate in the late afternoon/evenings. They aerated the lawn to help the turf tolerate the heat. In addition, they discussed the ongoing concerns with the irrigation – valves that have required replacement due to age, gopher activity, etc.

Agave is proposing a new cloud-based Weathermatic Smart Link irrigation control system. Dave explained that the air cards remain in the possession of Agave, but that the installation of the new system will be at no charge and that the monthly fee for the 5 air cards needed will be covered by Agave for 3 years. This equates to \$35 per air card per month, or an annual savings of \$2,100. This is a total savings of \$6,300 over the 3 years for the air cards. The equipment also has a lifetime warranty so any issues with the valves installed will be covered under the warranty. The Board wants to proceed with the new system if the warranty and air card coverage can be written into the proposal.

Jason then discussed the tree trimming proposal that was provided for \$7,500. This covers the Fall trimming schedule for the entire community. The HOA budgeted \$10,000 so this is well within the allowance. Robert made a motion to approve the tree trimming, Kristen seconded and all say “I”. The natural areas were also discussed and the trimming is scheduled to begin the first week of August.

Jayna thanked David, Dave and Jason for their time and attending the meeting.

MINUTES:

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

FINANCIALS:

The June 2024 financial report was discussed. Monthly assessments fell below budget, primarily due to timing. There was \$2,300 in delinquencies collected. \$7,000 allocated to Reserves. As for the expenses, irrigation repairs were over budget this month due to gopher activity and aging

equipment. Additional gate remotes were purchased due to increased requests following the directory reset. Notices and postage were over budget due to the Annual meeting notice/ballot mailings. All other categories were in line to budget.

OLD BUSINESS:

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

NEW BUSINESS:

A proposal from Fast Signs for the Pool Rules was reviewed. Robert asked if a different color vinyl lettering would last longer – black, red or blue. Jayna will ask the question. Robert made a motion to approve the proposal based on the information provided from Fast Signs. Val seconded the motion and all say “I”.

HOMEOWNERS SESSION: (2 MINUTES PER OWNER)

Yvonne asked about the natural area and specifically the tree directly behind their home, if it can be kept due to the shade it provides. Robert responded that if Agave determines that the tree will affect the structural integrity of the wall with the root system, it will be required to be removed.

Jayna asked if there were any other questions, comments for the HOA. There were none.

ADJOURNMENT: 8:20pm