

MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA

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

OPEN SESSION MINUTES MARCH 20, 2024

CALL TO ORDER: 6:49pm

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

MINUTES:

Jayna asked if the Board had an opportunity to review the February Open Session Minutes. Kristen motioned to approve the minutes; Diana seconded the motion. All say "I".

FINANCIALS:

Jayna provided a review of the February 2024 Financial Reports. February Assessments were down due to what Jayna believes were timing issues, which also reflects YTD Assessments under budget. The HOA is setting aside the recommended \$7,000 per month for Reserves, as recommended by the Reserve Study completed in 2023. The pool contract will double bill in March due to receipt of the invoice and approval. Gate remotes were expensed due to the Gate Code ID requests sent out. There is ongoing litigation, so Legal is slightly over budget. MTD and YTD Variance to the budget overall are attributed to the timing of the Assessments.

Jayna asked if there were any questions regarding the financials and there were none.

OLD BUSINESS:

- The only item on the Agenda for New Business was the notice for the West Side Asphalt repairs for April. Val requested that an additional notice be sent out to the homeowners as reminders. The Board also recommended that the notice for the Gate Code also be sent out with the asphalt flyer.

NEW BUSINESS:

- Diana mentioned that the bulk pickup scheduled for the community falls within the timeline for the crack seal and striping. She wanted to know if the City of Phoenix will come back if they cannot access due to the asphalt project. Val will call the City of Phoenix to see if she can reschedule. She stated that typically they come through the end of the week or sometimes on the weekends to collect the items. Jayna has reminders set to communicate to the landscapers to shut off irrigation and for the gates to be opened. The only item on the

Agenda for New Business was the notice for the West Side Asphalt repairs for April. Val said that she wanted to add that homeowners would be able to park on the East Side. Jayna will send the reminders to Signature regarding having the gates open. Kristen inquired about the cul-de-sac on the west side and would homeowners be able to park there. The cul-de-sac is scheduled for Tuesday. The notice is to be posted on the website, Facebook. Kristen said she would be happy to go door to door to put out for the homeowners. Val asked for more substantial barriers provided so that the homeowners cannot drive through. Jayna said she would follow up with Sunland regarding. Jayna asked if the notice is to be sent to the East Side and the West Side and the Board agreed that the notice should be sent to everyone. Robert and Kristen stated that they could post in the Message Centers. Val also wanted a reminder for homeowners to take their gate and garage remotes with them and not to leave them in their cars.

- Several proposals provided from Agave for various projects identified. The first bid is to install bollards to protect the gas lines right across from the east side entry. Motion was made by Val; seconded by Robert and all say "I".
- Second is the Spring Planting Proposal to identify what was lost in 2023 due to the extreme heat and for sparse areas also identified. Robert was concerned about how far back the plants are being cut back. Jayna replied that the cutbacks are necessary for the healthy growth of the plants. But Robert thought we were losing some due to the cutbacks and to bring that concern to Agave. Robert asked how much was spent in 2023. It was \$23K. Kevin asked if the plants were warranted and they were as is typical for 90 days. The Board all communicated that 2023 was abnormally hot and for record days. The heat radiated from these plants and that they were not able to recover in the evenings as those overnight temperatures also continued to break records. A motion was made to approve the Spring Planting proposal. All approved with one dissention.
- The third proposal was to convert a grassed area on the east side to xeriscape (\$6K) and to artificial grass (\$23K). Val said she asked for the proposals just as a discussion topic going forward should the HOA have to consider these measures due to water expenses increasing, etc. Robert provided that the HOA's dog owners would not want to consider these options, that they would prefer the grass to be left in place. A homeowner asked about the decision not to overseed the grass in the Fall of 2023. Val responded that a discussion was had with the landscape provider, the Board and homeowners in a meeting last year and it was determined to allow the grass to go dormant for the season and recommended going forward to consider every other year or every two years. This will be a substantial savings to the HOA in overseed cost and water expense. Kevin asked what the savings would be anticipated by the conversion. And Val said that information had not been flushed out. This was just to see what the expense side would potentially be.
- The final proposal from Agave relates to the divide between the Walmart wall and the HOA wall. Vagrants/Homeless, etc. can get back into that area and have access to the homeowner's yards on the East Side. Robert proposed a gate be installed, free standing as it cannot be attached to the Walmart wall, which was discussed and recommended that the option provided be considered. The concern is that they be placed close enough so that a person(s) cannot squeeze through and that they be high enough (10-foot poles with no less than 7 feet high installed). Val made a motion for the bid to be approved, Robert seconded and all say, "I".
- Jayna reached out to David Lowe, handyman, to paint the culvert railings, sand and paint. He stated that he could do the work for under \$500. Robert also asked about having the bases of the mailbox kiosks be addressed as well. Kristen asked if we would look at the warranty for the paint as she believed the warranty would be 10 years.

- Val addressed that the Annual Meeting was upcoming in May. If any homeowners are interested in either of the two positions whose terms are expiring, please contact Jayna regarding.
- Kevin reminded everyone attending the meeting to get their information to Jayna regarding the Gate Code Information requested. Val asked if she should publish the homeowners that have submitted their information. The Board said no. They agreed to send out the flyer with the Asphalt notice to be delivered door-to-door.
- Robert asked about the proposal from Signature for the gate upgrade/replacement. Jayna stated that she had not received the proposal but would send it to the Board as soon as it was received and if needed, will be discussed in the next meeting.

HOMEOWNERS SESSION: (2 MINUTES PER OWNER)

There were no questions.

ADJOURNMENT: 7:43pm.