

**MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA**

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

**OPEN SESSION MINUTES  
SEPTEMBER 18, 2024**

**CALL TO ORDER:** 7:04PM

**ATTENDANCE:** Robert Anderson, Kristen Mattes and Valerie Flower for the HOA; Jayna Van Den Einde for Kinney Management Services. Kevin Busdeker was not able to attend.

**MINUTES:**

The August Meeting Minutes were reviewed. Jayna asked if there were any changes or revisions. There were not. Robert motioned to approve the minutes; Val seconded and all say "I".

**FINANCIALS:**

The August 2024 financials were reviewed. Total income exceeded the budget by \$5,200. This was primarily due to timing of receipt of monthly assessments and \$2,250 in delinquencies collected. This brought the YTD total income numbers to within \$1,100 of the budget, so hopes are that the HOA will be back on track in October. On the expense side, the invoices for the cleanup of the natural areas and the fall tree trimming hit. Although over budget for the month, the monies were budgeted, so overall the expenses fell in line to the budget. All other expenses were in line with the budget. Jayna asked if anyone had questions regarding the financials and there were none.

**OLD BUSINESS:**

The revision made to the patrol cycle was discussed. Oversii will now track violations for street parking on a 365-day rotation to better identify repeat offenders. Third violation provides for a tow at the homeowner's expense.

**NEW BUSINESS:**

Robert discussed the CC&R's regarding signs such as political signs. He referenced that they can be placed no more than 71 days in advance of the election and must be removed within 3 days of the election.

A request was made of Jayna to secure a proposal for pool furniture. Inventories were provided by Kristen and Robert. The proposal listed an entire inventory. Kristen is not a fan of bistro tables and chairs as they are too high. She requested that a standard height table and chair would be more beneficial. She also believed a metal table would not be preferred for the heat and that it is not a solid surface. Robert stated that they will re-evaluate the estimate for what can be utilized for additional season(s) and what actually needs to be added/replaced.

The proposal from HOA Playground to till and sift the sand was reviewed. In 2023, additional sand was required to be added, but this year, only the tilling and sifting was needed. Kristen asked if this was needed. Both Val and Robert responded that this is measured to determine if the sand has been compacted enough to where it could cause injury and that this is something that has been done each year. Robert motioned for the proposal to be approved. Val seconded and all say "I". In last meeting, the overseed proposal was requested to be revised for the interior areas only on both the east and west sides. The entrance on 24<sup>th</sup> Street on the east side will remain dormant. Robert made a motion to approve the Agave proposal. Kristen seconded and all say "I".

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

Jayna opened the homeowner's session by asking if anyone had any questions, concerns or comments they wanted to share. No one volunteered. She thanked everyone for attending and asked Robert to adjourn the meeting.

**ADJOURNMENT:** 7:53PM