

MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA

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

OPEN SESSION MINUTES DECEMBER 18, 2024

CALL TO ORDER: 7:01PM

ATTENDANCE:

Robert Anderson, Kevin Busdeker, Kristen Mattes, Valerie Flower and Karon Thomas for the HOA; Jayna Van Den Einde for Kinney Management Services and 4 homeowners joining the meeting.

MINUTES:

The November Meeting Minutes were reviewed. Robert motioned to accept the minutes; Val seconded and all say "I".

FINANCIALS:

The November 2024 financials were reviewed. Jayna reminded the members that the prior month received over \$5K in delinquency collections and November also had \$1500 received. Total income was \$79 under budget for the month. On the expenses, pest control is over budget due to the approved gopher treatments. The Rye overseed was completed in all interior areas (budgeted \$2K but spent \$830). The west side bathroom sink required a plumber for repair and that expense was unbudgeted. Irrigation repairs included some gopher damage to valve boxes. The Weather Matic irrigation valves have been installed and we'll be anxious to see what savings we will see with the installation. For the utilities, water was increased due to the rye overseeding that was completed. Jayna also asked Agave to investigate the alert for higher usage that she received from the City of Phoenix. All other utilities were in line to budget. \$7K was set aside for Reserves. And based on discussion with the Board, money was moved from the Reserves to a CD ladder. This ladder is 4 tiered, with CD's expiring in 3 months, 6 months, 9 months and 12 months. Each ladder had \$30K invested and as the interest compounds, it will be reflected on the Balance Sheet so the members can see the money growth. Kristen asked where the CDs were held and Jayna commented that they are with CIT Bank. She stated that when they come time to renew to look at other possible banks as they compete for business.

OLD BUSINESS:

- Jayna provided an update on the Agave Lighting proposal for the ground lighting at the entrances. Agave did go through the system and affected the repairs. They did mention

there is a possibility that there may be breaks in the line they did not see, but will hopefully see any issues when they complete their quarterly evening inspections.

- MEH Pools will be asked to provide estimates for digital timers/sensors for the pool and bathroom lights. Kristen mentioned looking into more substantial pool handrail covers so they last the season.
- Signature Gates completed their 4th quarter preventative maintenance. They provided the HOA with an estimate for repairs that were approved in last meeting. The repairs will be completed following the Christmas holiday.

NEW BUSINESS:

- Agave has installed 4 of the 6 valves with the new Weather Matic Irrigation system. The remaining 2 valves will be installed after the Christmas holiday and the system will be fully functional beginning the new year.
- Robert asked if there were any other items to be discussed in New Business and there were none.

HOMEOWNERS SESSION: (2 MINUTES PER OWNER)

- One homeowner inquired about adding swings to the playground equipment. Kristen mentioned that the existing structure does not support adding additional equipment. Val also discussed the annual inspection, tilling and sifting of the sand and adding sand if needed to meet the County guidelines for compaction.
- A homeowner asked about the increased assessment and if notice would be sent out. Jayna stated the notification was sent out with the December statements mid-November. The homeowner also asked about the new bank fee being charged for one-time payments. Kristen and Jayna explained the differences between a credit card payment, one-time payment or automated/ACH payment and the associated fees. Jayna communicated that she will post the information to the website.
- Another homeowner asked about the HOA Block Watch. Val discussed the difficulties of setting it up, getting participation from homeowners and keeping it going. If there is renewed interest, it can be discussed and funding applied for next year. Karon said she has a contact at the City of Phoenix, so she will work with Kristen on that.
- A homeowner asked about a pergola at the pool and the Board communicated that they had received bids prior that were too expensive for consideration.
- Another asked about adding trash containers, at least one at the entrance to the NAOS area on the west side. Jayna let the members know that the trash containers at the pools are serviced by MEH. The employee that comes to clean empties the containers and hauls the trash off property in her personal vehicle. The HOA didn't know if MEH could be asked to service additional area(s) of the community. Robert stated that in prior discussions, the members were split. Some agreed to adding additional containers, others don't want them. Jayna asked if she needed to get estimates from HOA Playground, Uline, etc. Robert mentioned the Block Watch would get together for a community beautification event. The Block Watch has pickers and buckets that were donated by the City to use. Robert mentioned this is the 3rd time this topic has been discussed. Kristen suggested to send out a survey to vote on the topic, but Robert mentioned we could wait until the Annual Meeting and send it out with the ballots. A mailer is approximately a \$200 expense. If someone

wanted to take the lead on resourcing options (survey monkey, mailer, etc.) it would be appreciated. No one volunteered.

- Jayna wished everyone Happy Holidays and looking forward to seeing everyone in 2025.

ADJOURNMENT: Robert adjourned the meeting at 7:57PM.