

MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA

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

OPEN SESSION MINUTES FEBRUARY 19, 2024

CALL TO ORDER: 7:03PM

ATTENDANCE:

Robert Anderson, Kevin Busdeker, Kristen Mattes, Valerie Flower and Karon Thomas for the HOA; Jayna Van Den Einde for Kinney Management Services and there are 2 homeowners joining the meeting.

MINUTES:

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

FINANCIALS:

The December and January financials were reviewed. For December, Monthly Assessments exceeded budget but we did not meet the collection income budgeted; so overall income was slightly below budget by \$1300.

Predominantly all expenses were on track with the exception of the additional pest control services for the gophers. Utilities were also in line with the exception to water, which was over budget due to the stuck valves repaired and the SRP junction box that was clogged causing the overflow and that was repaired. The HOA has incurred additional legal expenses related to escalating violation concerns which are unbudgeted.

Jayna also referred the members to the balance sheet where the CDs are listed. The report reflects the date each tier expires and the total including accrued interest.

For January, the HOA fell short on Assessments by \$1200. There were a handful of homeowners who pay for the entire year upfront, which positively impacts the month the funds are received, but negatively impacts the month the monies would normally be posted. The YTD numbers catch any issues with timing of receipts. \$1100 of collection income received.

Irrigation repairs for the stuck valves put that line item over budget. All other categories in line to budget.

Jayna asked if anyone had questions regarding the financial reports. There were none.

OLD BUSINESS:

- Jayna has asked for a legal opinion regarding the shared wall on the east side near the canal. There is a neighboring HOA and homeowners on both sides that would be affected by the repairs. There also needs to be a determination of who is responsible for what portion of the cost – the wall was there prior to Mountain Trails East development. Should the neighbors and neighboring HOA bear additional financial responsibility for that? How will that be determined? Jayna will speak to that decision once the opinion is received.
- Jayna was asked to obtain a bid just for informational purposes regarding the wrought iron perimeter fencing. That proposal came from VIVE Construction for \$39K. If the HOA wishes to proceed, Jayna will obtain additional bids for comparison.
- MEH proposal was reviewed for motion sensors/timers at both pools. Val made a motion to approve; Robert seconded, and all say “I”. Jayna will follow up with MEH regarding the dawn to dusk on the restrooms/storage.
- Jayna mentioned that the proposal received for the pool furniture was a complete replacement. Kristen and Robert updated the inventories and those changes were sent back to the vendor to update the bids. Robert mentioned that the Board would try to match as best as possible the existing pieces in good condition.
- Jayna asked if there were additional topics for Old Business. There were none.

NEW BUSINESS:

- Proposals from Agave were reviewed. Landscape lighting repairs at the entrances for \$4,988.40. The proposal was approved. Val stated the Agave communicated to her they did not receive the approved bid. Jayna sent it and will follow up with Agave on that. The tree on Beverly by the mailbox kiosk was removed but they did not grind the stump. Jayna will follow up with them to return. The second proposal was for plant enhancements at the entrances. Ruella, lantana and fire sticks to be added. Plants have been added the past three years due to the extended 110+ temperatures we have experienced in the valley. The Board discussed the previous year’s plantings we did not have a plotted map for the installations so that the Board can see that they received the plants and can monitor them for distress, death, etc. Kristen asked if there were original blue prints from Beazer of the plants initially installed. Diana asked if the bid included any other areas of the community. Val stated this was solely for the entrance. Kevin mentioned going forward to report stressed, dead plants right away. Val motioned to approve the proposal, Kevin seconded and all say “I”.
- The only other item was a discussion for homeowner installed lighting. Robert addressed all in attendance regarding complaints the HOA is starting to see in relation to motion sensors, their positioning, glare in neighbor’s yards, etc. Robert mentioned that the Board will compile the information and update the website, Facebook and the message boards. He reminded everyone to be observant of the CC&R’s and City ordinance to turn off their temporary lights (such as the patio string lights) at 10pm. Diana inquired about installed holiday lighting and Robert spoke to the lawyer’s opinion permitting them if the design of the home was conducive to the installation (the home has eave, but some do not and could not install the lighting).
- Diana reported that the shade sail on the west side has sprouted a new hole. Diana will send Jayna a picture of the damage. Jayna will reach out to HOA Playground regarding the repair.

- Jayna asked if there were any other topics for New Business. There were none so Jayna opened it up to the Homeowner's Session.

HOMEOWNERS SESSION: (2 MINUTES PER OWNER)

- Diana reported that several homeowners have landscape that is concerning. Jayna stated that through the violation process these concerns can be addressed. Now that temperatures are climbing and we are out of the timeframe for freezing temperatures that we can circle back to homeowners to cut back and trim their plants from the winter season. Robert suggested the Board walk the community, take pictures and develop a spring-cleaning reminder of what the HOA standards should be. Val agreed that creating a reminder was a good idea. Robert also discussed the granite in homeowner's front yards. The guidelines refer to depth, size and color (neutral tones). The Board will begin that process.
- Val discussed a negative posting on Facebook criticizing the Board. That post was taken down but Val wanted to encourage everyone to ask their neighbors to attend the meetings. If you desire change, please be part of the discussion.
- Jayna asked if there were any other homeowner concerns. There were none.

ADJOURNMENT: Robert adjourned the meeting at 7:50PM.