

**MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA**

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

**OPEN SESSION MEETING  
FEBRUARY 19, 2024**

**CALL TO ORDER:**

**ATTENDANCE:**

**MINUTES:**

Review and Approval of January Meeting Minutes (attached)

**FINANCIALS:**

December 2024 and January 2025 Financials (attached)

**OLD BUSINESS:**

Block Wall – East side – Neighboring HOA (legal opinion pending)  
Perimeter Fence – Repair and paint proposal received (additional bids pending)  
Pool lighting – Proposal for Motion Sensors requested (attached)  
Pool furniture – Inventory (updates received and submitted for revised estimate)

**NEW BUSINESS:**

Agave – Entrance lighting (attached)  
Agave – Spring Planting (attached)  
Homeowner installed exterior lighting

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

**ADJOURNMENT:**

## **MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA**

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

### **OPEN SESSION MINUTES JANUARY 15, 2024**

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

**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 is 1 homeowner joining the meeting.

**MINUTES:**

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

**FINANCIALS:**

The December financials were not available for review. They will be reviewed in the February meeting.

**OLD BUSINESS:**

- The Weather Matic valves have all been installed. Jayna suggested the Board get a tutorial from Agave on how the system operates. Robert asked about the water leak reported and Jayna communicated that it was gophers that chewed through the valve. Kevin then asked about the water flowing from the concrete box in the "planter" located in the natural area off Baseline. Jayna called the city but they would not provide any information as she is not listed on the account. Misty, head of accounting, will send that authorization to the city to add Jayna. Val communicated that it may be SRP's, not the city's. Kevin asked about how Agave operates their inspections/zones for trimming, etc. Val stated that the map is located in the HOA binders each Board member has. Kevin mentioned Agave needs to cap the drips where plants have been removed.
- Robert discussed the insurance renewal which is due. Jayna communicated that at the time of budgeting, the insurance was projected to increase 15%. Unfortunately, the actual increase year over year was 19%, which is approximately \$200 higher than budgeted. Kevin recommended that we shop for alternate coverage each year to see if we can capitalize on savings. Kristen asked if there is buying power to sign multiple HOA's. Jayna will ask the question. Jayna will shop prior to budgeting for 2026.
- Jayna asked if there was any other discussion for Old Business. There were none.

### **NEW BUSINESS:**

- Jayna discussed the perimeter wall on the east side near the canal that is failing. She has requested multiple bids but wanted to provide what had been received so far. She also reached out to the adjacent HOA (The Groves at South Mountain). Both VIVE Construction and Just Right Masonry stated that the integrity of the wall is compromised and they recommend the entire length be replaced. Both bids approximately the same at \$36K. VIVE also provided proposal for the rust, repair and paint of the wrought iron fencing. That proposal also around \$39K. Val stated that wall was originally installed prior to Mountain Trails construction approximately 20 years ago. Val will reach out to her point contact Chad Cooper to get additional information on the wall. Kristen asked if there is any recourse that can be pursued with Beazer. Val questioned the responsibility of the homeowners in the Groves not taking care of their yards, where on the Mountain Trails side it is a common area. Robert suggested getting a legal opinion. The Board unanimously approved Jayna to reach out to the attorney. Val will review back documentation from the litigation with the city to see if there is anything there.
- Kevin asked if there were other bids for the perimeter fence painting. Jayna requested additional bids and all will be reviewed together when received. Robert asked for this proposal just as a guideline of what could be expected. Karon talked about the iron that is rusting. Jayna stated that when installed, it was designed to Bettina and age as a specific look.
- Jayna mentioned getting the revised information together for the pool furniture. As we move into Spring, we'll need to get the proposal and items ordered for the pool season. It will take 4-6 weeks to manufacture and deliver the furniture. Robert wants to know how much of the Reserve is earmarked for the pool furniture so we can compare it to the proposal.
- Jayna asked if there were other proposals that Board wanted to get for preventative maintenance. Kristen spoke about a coating as option for the pool railings. She said she would look into that as a possible option.
- Robert asked if there were any other topics for New Business. There were none.

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

- Kristen mentioned the neighbor's trees and weeds. Jayna had contacted the attorney and had notice sent for the tree and weeds.
- Jayna asked if there were any other homeowner concerns. There were none.

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

MOUNTAIN TRAILS COMMUNITY  
Income Statement  
Dec 31, 2024  
Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENTS	28,019.57	27,370.00	649.57	317,079.58	328,440.00	11,360.42-
DELINQUENT INCOME	494.27	1,350.00	855.73-	23,369.15	16,200.00	7,169.15
FOB/GATE/KEY INC	25.00	100.00	75.00-	1,040.00	400.00	640.00
FINES/VIO/LT FEES	.00	.00	0.00	500.00	.00	500.00
WORKING CAPITAL/ESCROW	.00	.00	0.00	1,360.00	.00	1,360.00
RESERVE CONTRIBUTION/ESCR	.00	.00	0.00	1,360.00	.00	1,360.00
<b>TOTAL OPERATING INCOME</b>	<b>28,538.84</b>	<b>28,820.00</b>	<b>281.16-</b>	<b>344,708.73</b>	<b>345,040.00</b>	<b>331.27-</b>
RESERVE ALLOCATION	7,000.00	7,000.00	0.00	84,000.00	84,000.00	0.00
WORKING CAPITAL TRANSFER	.00	.00	0.00	1,360.00	.00	1,360.00-
RESERVE CONTRIBUTION	.00	.00	0.00	1,360.00	.00	1,360.00-
<b>TOTAL INCOME</b>	<b>21,538.84</b>	<b>21,820.00</b>	<b>281.16-</b>	<b>257,988.73</b>	<b>261,040.00</b>	<b>3,051.27-</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPING CONTRACT	5,393.02	5,393.00	0.02-	64,716.24	64,716.00	0.24-
PEST CONTROL	600.00	200.00	400.00-	5,100.00	2,400.00	2,700.00-
ELECTRICAL LIGHTING REPAIRS	.00	.00	0.00	.00	400.00	400.00
WINTER OVERSEEDING	.00	.00	0.00	863.77	2,000.00	1,136.23
PLAYGROUND MAINT/INSPECT	.00	.00	0.00	2,255.00	2,250.00	5.00-
PLUMBING REPAIRS	.00	.00	0.00	480.00	.00	480.00-
PARKING SERVICE CONTRACT	480.00	480.00	0.00	5,760.00	5,760.00	0.00
POOL CONTRACT	60.00	630.00	570.00	8,561.20	8,710.00	148.80
POOL & SPA SUPPLIES	.00	400.00	400.00	5,640.00	5,700.00	60.00
POOL & SPA REPAIRS	350.67	.00	350.67-	1,398.12	4,000.00	2,601.88
GATE CONTRACT	.00	.00	0.00	2,030.00	2,000.00	30.00-
GATE MAINTENANCE, LABOR	.00	750.00	750.00	7,430.57	9,000.00	1,569.43
IRRIGATION REPAIRS	116.74	600.00	483.26	9,546.69	7,200.00	2,346.69-
TREE TRIMMING	.00	.00	0.00	23,170.00	20,000.00	3,170.00-
GENERAL MAINTENANCE	.00	.00	0.00	2,783.46	1,000.00	1,783.46-
BACKFLOW TESTING	.00	.00	0.00	.00	280.00	280.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>7,000.43</b>	<b>8,453.00</b>	<b>1,452.57</b>	<b>139,735.05</b>	<b>135,416.00</b>	<b>4,319.05-</b>
<b>PARTS &amp; SUPPLIES</b>						
GATE/KEYS	.00	.00	0.00	2,618.46	900.00	1,718.46-
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>.00</b>	<b>.00</b>	<b>0.00</b>	<b>2,618.46</b>	<b>900.00</b>	<b>1,718.46-</b>
<b>UTILITIES</b>						

MOUNTAIN TRAILS COMMUNITY  
Income Statement  
Dec 31, 2024  
Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
ELECTRIC	2,968.35	3,000.00	31.65	36,248.98	36,000.00	248.98-
GATE TELEPHONE	267.57	275.00	7.43	3,212.86	3,300.00	87.14
GAS	65.44	64.00	1.44-	786.84	779.00	7.84-
WATER/SEWER	7,168.84	750.00	6,418.84-	58,285.44	45,500.00	12,785.44-
<b>TOTAL UTILITIES</b>	<b>10,470.20</b>	<b>4,089.00</b>	<b>6,381.20-</b>	<b>98,534.12</b>	<b>85,579.00</b>	<b>12,955.12-</b>
<b>ADMINISTRATIVE</b>						
LEGAL	516.70	.00	516.70-	7,252.48	2,900.00	4,352.48-
COLLECTIONS & LEGAL	433.50	500.00	66.50	4,810.20	6,000.00	1,189.80
BANK CHARGES	.00	.00	0.00	100.00	100.00	0.00
AUDIT & TAX PREP	.00	.00	0.00	975.00	925.00	50.00-
INSURANCE	.00	.00	0.00	5,379.00	5,250.00	129.00-
MEETINGS & COMMUNITY	.00	.00	0.00	.00	500.00	500.00
MANAGEMENT FEES	1,400.00	1,400.00	0.00	16,800.00	16,800.00	0.00
COPIES/POSTAGE/SUPPLIES	51.81	50.00	1.81-	1,980.53	1,350.00	630.53-
RECORD STORAGE	4.00	10.00	6.00	51.50	120.00	68.50
STATEMENTS	214.35	165.00	49.35-	2,545.97	1,980.00	565.97-
PERMITS/LICENSES	.00	.00	0.00	540.00	540.00	0.00
PROPERTY TAXES	.00	.00	0.00	7.70	.00	7.70-
INCOME TAXES	.00	.00	0.00	115.00	2,140.00	2,025.00
WEBSITE	.00	.00	0.00	431.88	300.00	131.88-
MISC ADMIN	.00	60.00	60.00	.00	240.00	240.00
<b>TOTAL ADMINISTRATIVE</b>	<b>2,620.36</b>	<b>2,185.00</b>	<b>435.36-</b>	<b>40,989.26</b>	<b>39,145.00</b>	<b>1,844.26-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>20,090.99</b>	<b>14,727.00</b>	<b>5,363.99-</b>	<b>281,876.89</b>	<b>261,040.00</b>	<b>20,836.89-</b>
<b>NET OPER PROFIT/LOSS</b>	<b>1,447.85</b>	<b>7,093.00</b>	<b>5,645.15-</b>	<b>23,888.16</b>	<b>.00</b>	<b>23,888.16-</b>
<b>RESERVE ALLOCATIONS</b>						
INTEREST INCOME	508.13	.00	508.13	2,308.14	.00	2,308.14
RESERVE INCOME FM OP	7,000.00	7,000.00	0.00	84,000.00	84,000.00	0.00
WORKING CAPITAL	.00	.00	0.00	1,360.00	.00	1,360.00
RESERVE CONTRIBUTION	.00	.00	0.00	1,360.00	.00	1,360.00
RESERVE EXPENSE	.00	.00	0.00	36,300.05	.00	36,300.05-
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>7,508.13</b>	<b>7,000.00</b>	<b>508.13</b>	<b>52,728.09</b>	<b>84,000.00</b>	<b>31,271.91-</b>
<b>NET PROFIT / (LOSS)</b>	<b>8,955.98</b>	<b>14,093.00</b>	<b>5,137.02-</b>	<b>28,839.93</b>	<b>84,000.00</b>	<b>55,160.07-</b>

MOUNTAIN TRAILS COMMUNITY  
Balance Sheet  
Dec 31, 2024  
DEC 1, 2024 - DEC 31, 2024

ASSETS

CURRENT ASSETS

MOUNTAIN TRAILS OPERATING RESERVE ACCOUNTS	144,413.69
MOUNTAIN TRAILS RESERVE	195,751.32
MOUNTAIN TRAILS ICS ACCT 402	152,297.56
CD #4801 2/18/25	30,102.50
CD #5601 5/18/25	30,102.50
CD #6401 8/18/25	30,102.50
CD #7201 11/18/25	30,102.50
UTILITY DEPOSITS	2,530.00
TOTAL CURRENT ASSETS	<u>615,402.57</u>
TOTAL ASSETS	<u><u>615,402.57</u></u>

LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS	(10,577.62)
RETAINED EARNINGS	597,140.26
PROFIT /(LOSS) FOR PERIOD	28,839.93
TOTAL CAPITAL	<u>615,402.57</u>
TOTAL LIABILITIES & CAPITAL	<u><u>615,402.57</u></u>

MOUNTAIN TRAILS COMMUNITY

Income Statement

Jan 31, 2025

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
<b>INCOME</b>						
<b>OPERATING INCOME</b>						
RESIDENTIAL ASSESSMENTS	28,513.47	29,785.00	1,271.53-	28,513.47	29,785.00	1,271.53-
DELINQUENT INCOME	1,120.00	1,350.00	230.00-	1,120.00	1,350.00	230.00-
FOB/GATE/KEY INC	115.00	50.00	65.00	115.00	50.00	65.00
<b>TOTAL OPERATING INCOME</b>	<b>29,748.47</b>	<b>31,185.00</b>	<b>1,436.53-</b>	<b>29,748.47</b>	<b>31,185.00</b>	<b>1,436.53-</b>
RESERVE ALLOCATION	7,000.00	.00	7,000.00-	7,000.00	.00	7,000.00-
<b>TOTAL INCOME</b>	<b>22,748.47</b>	<b>31,185.00</b>	<b>8,436.53-</b>	<b>22,748.47</b>	<b>31,185.00</b>	<b>8,436.53-</b>
<b>EXPENSES</b>						
<b>OPERATING EXPENSES</b>						
<b>MAINTENANCE &amp; REPAIR</b>						
LANDSCAPING CONTRACT	5,393.02	5,400.00	6.98	5,393.02	5,400.00	6.98
PEST CONTROL	400.00	350.00	50.00-	400.00	350.00	50.00-
PARKING SERVICE CONTRACT	518.40	515.00	3.40-	518.40	515.00	3.40-
POOL CONTRACT	30.00	750.00	720.00	30.00	750.00	720.00
POOL & SPA SUPPLIES	.00	500.00	500.00	.00	500.00	500.00
POOL & SPA REPAIRS	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00
GATE CONTRACT	135.00	500.00	365.00	135.00	500.00	365.00
GATE MAINTENANCE, LABOR	935.59	1,000.00	64.41	935.59	1,000.00	64.41
IRRIGATION REPAIRS	1,087.59	400.00	687.59-	1,087.59	400.00	687.59-
GENERAL MAINTENANCE	.00	1,875.00	1,875.00	.00	1,875.00	1,875.00
<b>TOTAL MAINT. &amp; REPAIR</b>	<b>8,499.60</b>	<b>12,290.00</b>	<b>3,790.40</b>	<b>8,499.60</b>	<b>12,290.00</b>	<b>3,790.40</b>
<b>PARTS &amp; SUPPLIES</b>						
GATE/KEYS	.00	450.00	450.00	.00	450.00	450.00
<b>TOTAL PARTS &amp; SUPPLIES</b>	<b>.00</b>	<b>450.00</b>	<b>450.00</b>	<b>.00</b>	<b>450.00</b>	<b>450.00</b>
<b>UTILITIES</b>						
ELECTRIC	2,953.93	3,250.00	296.07	2,953.93	3,250.00	296.07
GATE TELEPHONE	111.22	300.00	188.78	111.22	300.00	188.78
GAS	63.38	75.00	11.62	63.38	75.00	11.62
WATER/SEWER	35.70	750.00	714.30	35.70	750.00	714.30
<b>TOTAL UTILITIES</b>	<b>3,164.23</b>	<b>4,375.00</b>	<b>1,210.77</b>	<b>3,164.23</b>	<b>4,375.00</b>	<b>1,210.77</b>
<b>ADMINISTRATIVE</b>						
COLLECTIONS & LEGAL	817.00	650.00	167.00-	817.00	650.00	167.00-
INSURANCE	439.00	.00	439.00-	439.00	.00	439.00-
MANAGEMENT FEES	1,600.00	1,600.00	0.00	1,600.00	1,600.00	0.00

MOUNTAIN TRAILS COMMUNITY

Income Statement

Jan 31, 2025

Account Number

DESCRIPTION	ACTUAL	CURRENT BUDGET	DATE VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
COPIES/POSTAGE/SUPPLIES	27.00	75.00	48.00	27.00	75.00	48.00
RECORD STORAGE	4.00	15.00	11.00	4.00	15.00	11.00
STATEMENTS	214.35	225.00	10.65	214.35	225.00	10.65
WEBSITE	300.00	300.00	0.00	300.00	300.00	0.00
<b>TOTAL ADMINISTRATIVE</b>	<b>3,401.35</b>	<b>2,865.00</b>	<b>536.35-</b>	<b>3,401.35</b>	<b>2,865.00</b>	<b>536.35-</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>15,065.18</b>	<b>19,980.00</b>	<b>4,914.82</b>	<b>15,065.18</b>	<b>19,980.00</b>	<b>4,914.82</b>
<b>NET OPER PROFIT/LOSS</b>	<b>7,683.29</b>	<b>11,205.00</b>	<b>3,521.71-</b>	<b>7,683.29</b>	<b>11,205.00</b>	<b>3,521.71-</b>
<b>RESERVE ALLOCATIONS</b>						
INTEREST INCOME	524.60	.00	524.60	524.60	.00	524.60
RESERVE INCOME FM OP	7,000.00	7,000.00	0.00	7,000.00	7,000.00	0.00
<b>TOTAL RESERVE &amp; EXPENSE</b>	<b>7,524.60</b>	<b>7,000.00</b>	<b>524.60</b>	<b>7,524.60</b>	<b>7,000.00</b>	<b>524.60</b>
<b>NET PROFIT / (LOSS)</b>	<b>15,207.89</b>	<b>18,205.00</b>	<b>2,997.11-</b>	<b>15,207.89</b>	<b>18,205.00</b>	<b>2,997.11-</b>



MOUNTAIN TRAILS COMMUNITY  
Balance Sheet  
Jan 31, 2025  
JAN 1, 2025 - JAN 31, 2025

ASSETS

CURRENT ASSETS

MOUNTAIN TRAILS OPERATING 152,103.56  
RESERVE ACCOUNTS

MOUNTAIN TRAILS RESERVE 202,796.37  
MOUNTAIN TRAILS ICS ACCT 402 152,345.41  
CD #4801 2/18/25 30,208.78  
CD #5601 5/18/25 30,208.78  
CD #6401 8/18/25 30,208.78  
CD #7201 11/18/25 30,208.78  
UTILITY DEPOSITS 2,530.00

TOTAL CURRENT ASSETS 630,610.46

TOTAL ASSETS 630,610.46

LIABILITIES & CAPITAL

CAPITAL

PREPAID ASSESSMENTS (10,577.62)  
RETAINED EARNINGS 625,980.19  
PROFIT /(LOSS) FOR PERIOD 15,207.89

TOTAL CAPITAL 630,610.46

TOTAL LIABILITIES & CAPITAL 630,610.46



**Att :**Mountain Trails C/O Kinney Management  
**Sent to:** jayna@kinneymanagement.com

MEH Pool Services Inc. / Bobbis  
 Leisurescapes  
 6050 N Black Cyn Hwy  
 AZ  
 85017  
 tel:602-993-0552  
 Sales Rep:Hayley Hart  
 Tax Number: 41-2116856

**Quote 15454 (this is not an invoice)**  
**Created:** 28-Jan-25

7924 S 24th Pl.  
 Tempe  
 Arizona  
 85285  
 tel:4808203451

Product	Qty	Price	Subtotal/ per unit
Intermatic 7 day / 24 hour digital timers with outdoor weather tight boxes (MISC-ELECTRICAL)	2	\$287.50	\$575.00
1 year manufacturer warranty on new timers			
LABOR (srv-SRVItems-66-200)			
To install digital timers on the pool lights and the pool water feature at Mountain Trails East Pool	1	\$247.50	\$247.50

**Subtotal** \$822.50  
**State** \$32.20  
**City** \$13.23  
**County** \$4.02  
**Total** \$871.95

**Policies/Notes**

Thank you for your business. Payment due on receipt. Please send payments to M.E.H. Pool Services, Inc - PO Box 43736, Phoenix, AZ 85080. Zelle payments at Tiffany@mehpoolservices.com. Text or Call at 602-993-0552



**Att :**Mountain Trails C/O Kinney Management  
**Sent to:** jayna@kinneymanagement.com

MEH Pool Services Inc. / Bobbis  
 Leisurescapes  
 6050 N Black Cyn Hwy  
 AZ  
 85017  
 tel:602-993-0552  
 Sales Rep:Hayley Hart  
 Tax Number: 41-2116856

**Quote 15453 (this is not an invoice)**  
**Created:** 28-Jan-25

7924 S 24th Pl.  
 Tempe  
 Arizona  
 85285  
 tel:4808203451

Product	Qty	Price	Subtotal/ per unit
Intermatic 7 day / 24 hour digital timers with outdoor weather tight boxes (MISC-ELECTRICAL)	2	\$287.50	\$575.00
1 year manufacturer warranty on new timers			
LABOR (srv-SRVItems-66-200)			
To install digital timers on the pool lights and the pool water feature at Mountain Trails West Pool	1	\$247.50	\$247.50

**Subtotal** \$822.50  
**State** \$32.20  
**City** \$13.23  
**County** \$4.02  
**Total** \$871.95

**Policies/Notes**

Thank you for your business. Payment due on receipt. Please send payments to M.E.H. Pool Services, Inc - PO Box 43736, Phoenix, AZ 85080. Zelle payments at Tiffany@mehpoolservices.com. Text or Call at 602-993-0552



# AGAVE

ENVIRONMENTAL CONTRACTING, INC.

## LANDSCAPE IRRIGATION PROPOSAL/AGREEMENT

Name: MOUNTAIN TRAILS

Date: 11/11/2024

Site: EAST ENTRANCE IN / OUT GATE

Job Name: LANDSCAPE LIGHTING REPAIRS

Phone/Email: [jayna@kinneymanagement.com](mailto:jayna@kinneymanagement.com)

Job # / Phase: 50-22003-00

The Contractor agrees to provide all labor, equipment and materials necessary to perform the below described work.

**SCOPE OF WORK: "LANDSCAPE LIGHTING REPAIRS / REPLACEMENTS EAST SIDE ENTRANCE AND PARK" (120V System)**

Landscape lighting for the individual small wall sections "both sides of gates inside and outside gate and 2 wall sections west side of park" is north working - After checking clock settings and insuring power to this section, tracing / toning wires for breaks in wire, ensuring power provided to each fixture, locating buried junction boxes, and removal of fixtures, it has been determined grounding of the wires at the fixtures is causing the issue, along with the spot light fixture itself corroded and grounding power to earth. There are 8 spot fixtures on this section, 2 of the fixtures can be reused, 6 will need to be replaced and installed in an enclosed tube to prevent the same issues in the future. 1 Bullard light at the park is not working, this is an integrated fixture so the light "bulb is a led circuit board" the ballast and circuit board are bad and will need replaced. 2 tree upright fixtures are out at east side of monument sign, re-splicing of 2 wires will solve this issue. 1 spot light fixture at the west entrance is out, a bulb replacement is needed. Rqaise wire junction boxes.

Quantity	Description	Each	Total
<b>MATERIALS:</b>			
6	Spot light fixture (Bronze 120V fixture quoted)	\$235.00	\$ 1,880.00
9	Bulb -	\$36.00	\$ 324.00
8	High voltage in ground enclosures	\$85.00	\$ 680.00
26	Direct bury wire splice DBRY	\$4.99	\$ 129.74
1	Ballast / led circuit board assembly	\$125.00	\$ 125.00
<b>MATERIALS TOTAL:</b>			<b>\$ 3,138.40</b>
<b>LABOR TOTAL:</b>			<b>\$ 1,850.00</b>
<b>Labor Detail:</b>			
	Install fixtures and bulbs		
	Intall fixure wire / splices in protected tube enclosure		
	Repair 1 Bullard lighting		
	Minor repairs and initial work provided		

This proposal is based on the complete job as proposed, units costs will change if quantities change

<b>TOTAL</b>	<b>\$4,988.40</b>
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*John Oliver* 11/21/2024 ✓

Owner: Mountain Trails HOA

Contractor: AGAVE Environmental Contracting, Inc.

By: \_\_\_\_\_  
Signature

By: David Graves 11/11/2024  
Name Date

\_\_\_\_\_  
Print Name Date

**NOTE: This quote is good for 30 days from date of proposal. The proposal is promised based on the terms and conditions on page 2 of this document.**



# AGAVE

ENVIRONMENTAL CONTRACTING, INC.

## LANDSCAPE ENHANCEMENT PROPOSAL/AGREEMENT

Site: Mountain Trails

Date: 1/15/2025

Name: Jayna Van Den Einde

Job Name: Plant Replacements at Entrances

Phone/Email: [jayna@kinneymanagement.com](mailto:jayna@kinneymanagement.com)

Job # / Phase: 40-22003-70

The Contractor agrees to provide all labor, equipment and materials necessary to perform the below described work.

**SCOPE OF WORK: Replace dead plants at both entrances.**

Item #	Description and location(s)	Total
1	5 Gallon Dallas Red Lantana 12 Ea. @ \$ 35.00	\$ 420.00
2	5 gallon Baja Ruellia 17 Ea.. @ \$ 35.00	\$ 595.00
3	5 Gallon Outback Sunrise 59 Ea. @ \$ 35.00	\$ 2,065.00
4	5 Gallon Firestick 2 Ea. @ \$ 35.00	\$ 70.00
5	5 Gallon Fern Leaf Lavander 6 Ea. @ \$ 35.00	\$ 210.00
<b>QUALIFIERS:</b>		
Mobilize crew and equipment to complete stated scope of work		
This proposal is based on the complete job as proposed, units costs will change if quantities change		
<b>TOTAL</b>		<b>\$3,360.00</b>

Owner: \_\_\_\_\_

Contractor: AGAVE Environmental Contracting, Inc.

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name Date

By: John Nesteruck 1/15/2025  
Name

**NOTE: This quote is good for 40 days from date of proposal. The proposal is promised based on the terms and conditions on page 2 of this document.**

NO IMPLIED WARRANTIES EXCEPT AS CONTAINED HEREIN.

TERMS OF PAYMENT:

- NET 30 DAYS

- NOTE: A service charge of 1.0% per month will be added to any unpaid balance exceeding 30 days from invoice date. Purchaser agrees to pay any and all court costs and/or costs of third parties associated with the payment collection, beyond the terms abo

(The finance charge is an annual percentage rate of 12%).

SPECIFICATIONS:

**PLANTINGS:** All plantings to be true to their size and type according to accepted nursery practice.

**ROCK:** All rock, including granite, will be installed in the size, density, and color indicated in the Proposal. Color may vary due to age of existing materials. The contractor is not responsible for exact color matches which vary due to exposure and source.

**IRRIGATION:** All irrigation installation/repairs shall be conducted in a professional manner consistent with established practices in the industry and public codes. All material will be of new quality unless otherwise specified.

**UNDERGROUND EXCAVATION:** AGAVE Environmental Contracting, Inc. will abide by all blue stake ordinances in effect at the time of this agreement. It is the responsibility of the owner or agent to notify this contractor of any underground utilities or other obstructions in all areas where blue stake is not provided or for other utilities/obstructions not part of a blue stake service. Should damage occur as a result of failure to notify the contractor, the owner/agent agrees to pay for any and all damages.

WARRANTY FOR REPLACEMENTS / REPAIRS:

**PLANTINGS:** All plants will be replaced with the same species and size, should plant death occur within the time specified below, at no cost to the owner. Plant death must be associated with the contractor; specifically poor stock or improper installation. AGAVE Environmental Contracting, Inc is not responsible for circumstances beyond its control, acts of God, vandalism, owner neglect, or non irrigated plantings, except cactus.

Replacement / Repair Period  
90 DAYS FROM COMPLETION  
(30 days if not otherwise stated)

**IRRIGATION:** Defects in workmanship will be repaired at no cost to the owner for the period indicated below. Corrective work must be consistent with the original request. Circumstances beyond the control of the contractor, acts of God, vandalism, and acts of third parties are not covered. Cost of such repairs is limited to the repair of the irrigation system only.

Replacement / Repair Period  
                     DAYS FROM COMPLETION  
(30 days if not otherwise stated)

WARRANTY WORK WILL NOT APPLY TO PAST DUE ACCOUNTS