

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.