

MOUNTAIN TRAILS COMMUNITY ASSOCIATION HOA

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

OPEN SESSION MINUTES NOVEMBER 20, 2024

CALL TO ORDER: 7:02PM

ATTENDANCE: Robert Anderson, Kevin Busdeker, Kristen Mattes and Valerie Flower for the HOA (Karon Thomas was unable to attend); Jayna Van Den Eide for Kinney Management Services and 6 homeowners joining the meeting.

MINUTES:

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

FINANCIALS:

The October 2024 financials were reviewed. Total income exceeded the budget by \$5,000 due to collection/delinquent income received. The monies received substantially reduced the YTD deficit to within \$2,600 of the budget guideline. Pool Maintenance and Supplies were over budget due to timing of invoices (two months expensed in October). All other categories were in line with budget, including utilities which are right in line. Overall, the HOA's Net Income finished positive \$15,299. Jayna asked if there were any questions or comments regarding the financials. There were none.

OLD BUSINESS:

The approved 2025 Budget was attached. It has been posted to the website and the notification to the homeowners of the monthly assessment increase will be included on their December Assessment Statements.

NEW BUSINESS:

Agave provided a proposal for the entrance ground lights. Val communicated that she had discussed this with David, the foreman for Agave as the lights had not worked for some time. David received additional training on the system. Val made a motion to approve the proposal; Robert seconded and all say "I".

MEH Pools provided a proposal for the pool light out at the East pool. Robert wanted assurance from the provider that there was confirmation that the light was properly sealed as these lights should last for years. Jayna will verify with MEH.

Signature Gates performed their 4th Quarter maintenance and provided a bid for new belts, motor and gearbox pulleys. Robert motioned to approve the bid; Kevin seconded and all say "I".

HOMEOWNERS SESSION: (2 MINUTES PER OWNER)

Jayna asked if any homeowners had questions, comments, concerns. There were none. She then communicated that the December meeting would be held on the 18th. She wished everyone a safe and Happy Thanksgiving.

ADJOURNMENT: 7:46PM