



DAVE BROWN @ MOUNTAIN & UNIVERSITY
HOMEOWNER'S ASSOCIATION

Kinney Management Services

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Board of Directors Open Meeting Minutes

Red Mountain Multigenerational Center, 7550 E. Adobe, Mesa, AZ 85207

June 21, 2016

Board of Directors Present: Nancy Salzwedel, Maggie Czerwinski, John Holt, Tony Chaplinski and Ray Bohartz
Management Present – Nakeia Lyons

Call to order: 7:19 pm

Minute Approval:

The minutes from the meeting held April 19, 2016 were presented and reviewed. **Motion was made by John, seconded by Tony to approve the minutes.**

Unfinished Business:

- **Ramada roof replacement-** the roof replacement date is pending. Nakeia will follow up with the board once the date is scheduled.
- **Home incentive program-** Nakeia spoke to upper management about the program. She was advised to have the program reviewed by an attorney. John mentioned he spoke to someone as well and the program must be a benefit to all.
- **Granite replacement-** The landscapers have been notified that granite replenishment along Opal between Covina and Contessa has been approved by the Board.

New Business:

A. **Homeowner Correspondence**

None

B. **Financial Report:**

The financials were reviewed. Assessment income YTD was reported at \$32,474 and was noted to be above the YTD budget amount of \$ 31,000. Only a few homes are in collections. Three irrigation leaks over the past few months were reported, one on Covina Circle, another behind the homes on Emery in the desert area and one along University. The water bill will be increased due to the leaks which were all repaired. One of the repairs includes capping off a line instead of replacing a valve. Collection costs are down. Actual costs spent were \$1093 vs the budget amount of \$3525. The association has a net profit of \$14,518. Total assets are \$262,999.90.

C. **Submittal Review:**

- 1) Lot 97- paint house- approved

D. **Bids and Proposals**

- a. **Econo Smart-** Motion was made by Maggie to approve the Econo Smart proposal of \$2500 to paint the wall along University between Opal and the Meridian Hills property line. Discussion was held regarding having the accent row of brick painted a complementary color. The motion was amended to approve the bid and include painting the accent row of bricks a complementary color if the cost is \$200 or less. The motion was seconded by John and approved by the Board.
- b. **Canal Cleaning-** Econo Smart provided a bid in the amount of \$2,700.00 to clean out the canal along University between Opal and the Meridian Hills property line. Motion was made by Maggie to accept the proposal by Econo Smart. The motion was seconded by Ray and approved by the Board.

E. **Other New Business**

The clean sweep program was a success with all 8 roll-off dumpsters being completely full.

There was mention of how vandalism makes dues increase and this should be communicated to the neighborhood.

Open Forum:

John reported that he replaced the plexi-glass in 3 of the communication boards. One is broken already.

Next Meeting

The next meeting will be held on August 16, 2016 7:00PM at the Red Mountain Multigenerational Center.

Adjournment: 7:50PM