

Dave Brown Mountain & University Homeowners Association

P.O. BOX 25466

TEMPE, ARIZONA 85285-5466

Office (480) 820-3451 Fax (480) 820-7441

Annual Meeting

January 20th, 2015 @ 6:30pm

Board Members Present: Nancy Salzwedel, Michael Russo, Floyd Nygard and Maggie Czerwinski

Homeowners: Two homeowners were present

Management Present: Nakeia Lyons

Annual Meeting called to order by Nancy Salzwedel at 6:32 pm

Quorum: 40 ballots were required for quorum. 10 delinquent homeowners were disqualified. There were 37 absentee ballots 4 Board members and 2 homeowners in attendance who voted.

Minutes

- The minutes of the last Annual Meeting held on January 28th, 2014 were approved – Motioned by Michael and 2nd by Maggie

President's Report

2014 In Review

- ✓ Annual Clean Sweep/Green Sweep Dumpsters were coordinated and all 10 dumpsters were full at the time of removal.
- ✓ Drought resistant plants were transplanted along Mountain, University, Opal, 113th and Tambor
- ✓ Granite replenishment was completed along Mountain Rd. and University
- ✓ The Annual Community GAIN Event was held in November and was a wonderful success. City of Mesa District Representative David Luna, and Mesa Police and Fire were in attendance answering questions and providing demonstration of their equipment. Several very nice gift basket door prizes were raffled away to attendees. Many thanks to Maggie, Sophie and Tuesday for their assistance in making this event successful.
- ✓ Old and faded "No Trespassing" signs around the community were replaced
- ✓ Picnic Table Bench had to be replaced at a cost of \$300.00 due to vandalism
- ✓ Concerns were voiced from residents regarding
 - people walking their dogs and not picking up after them. Please be considerate and clean up after your pets in order to reduce the spread of illnesses such as PARVO.
 - multiple newspapers in driveways . Not only does it make the home appear "unoccupied" and higher risk for break-in, but it makes the neighborhood look trashy. Additionally, when they get washed down into the gutter due to rain, it clogs the drainage system.
 - Weeds / yards looking unkept

Financials

- 2014 ended with a HOA Dues Delinquency Rate of **6.47%**, the lowest in over 8 years! Great job neighbors!
- 2015 Budget was passed with **NO** increase in HOA dues for the 6th consecutive year
- 11 homes were sold in the community during 2014
- Total Operating **Income** was \$20,983 **over** what was budgeted
- Total Cost of Maintenance & Repairs came in at \$3,152.00 **under** budget
- Total Actual Administrative Costs were 1,193.70 **under** what was budgeted

Looking Ahead

- 2015 Clean Sweep / Green Sweep Dumpsters are scheduled for end of March
- We plan to have another Annual GAIN party in the fall
- Granite replenishment and plant replacements will continue
- Update Exterior Paint Color Palette

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Reminders:

- HOA Website – (<http://davebrownmtnunivhoa.com>)
 - HOA minutes & meeting schedule
 - Financials
 - Community Notices
 - Architectural Request Forms
 - Approved Exterior Paint Palate

- City of Mesa Website (<http://Mesaz.gov/Home>)
 - Report street light outage, report street issues (flooding, debris, etc.),
 - Look up code compliance regulations

- Pick up newspapers in your driveway/yard
- Trash cans must be pulled in the evening of trash pick-up and must be stored out of sight
- Clean up after your pets

Financial Report

In addition to the financial information included in the year-end President's report, it was noted that the total liabilities & capital for the association was at \$218,600.90. The financial viability of the association remains strong.

Election of Directors

There was one candidate on the Absentee Ballot and another homeowner (John Holt) was nominated from the floor as an additional position on the Board. The candidates Nancy Salzwedel and John Holt were unanimously elected by acclamation.

Homeowner Open Forum

- A homeowner mentioned he would like to see more plants in the common area to replace the missing Agave.
- A homeowner suggested a pesticide through Bug and Weed Mart for the grubs that are killing the Agaves in the common areas.
- Discussion was held regarding grass and debris in and around the culvert in the retention area at Opal and University that is preventing water from draining properly into the retention area. Nakeia will contact the landscaper to clear this area.
- Nakeia to contact Code Compliance about the house on Camino with the non-compliance yard.
- Nakeia to check on the covered truck on Camino and Palm tree on Opal.

There being no further business brought forth for discussion, the meeting was adjourned at 7:24 pm.

Respectfully Submitted by,

Nakeia Lyons
Recording Secretary

Approved: _____ Date _____

Board of Director Position: _____