



**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
September 13th, 2011

Board of Directors Present - Nancy Salzwedel-President, Michael Russo-Vice President, Wendal Hemmer-Sec./Treas., Floyd Nygaard –Director, Delores Nabors - Director

Management Present – Scott Coleman

Meeting called to order by Nancy Salzwedel 7:02 pm.

Minute Approval

The July 12th, 2011 meeting minutes were reviewed and unanimously approved as drafted, Nancy made the motion to accept, Wendal seconded and the motion passed.

Financial Report

The financial report and overview for the month ending July 31st, 2011 was presented by Wendal Hemmer and approved by all board members unanimously. We have \$39,255 in the operating account and \$58,602 in the reserve savings account for a total of \$97,857 in cash assets and year to date we show a profit of \$10,669.

The board reviewed the 2012 budget draft and resolved to table the approval until the Nov. 2011 meeting.

New Business

Scott Coleman introduced himself as the new community manager and community representative from Kinney Management Services.

The board resolved to approve the September 13th, 2011 revised Dave Brown Mountain & University HOA Policy Regarding Conduct of Meetings, Nancy made the motion to approve Michael seconded and the motion unanimously passed.

Nancy agreed to head up the community green sweep clean up again this fall. Nancy will contact the City of Mesa to bring out 3-40 yard dumpsters to be placed in the community for homeowners to use for their fall foliage clean up. Nancy will also head up the project in March of 2012 as well.

The board unanimously resolved to have this year's community social event on Nov. 5th, 2011 from 2:00pm until 6:00pm in the tot lot park at Camino and Opal.

Old Business

Landscape – Nancy gave an update on the erosion repair and her previous meetings with Superstition Builders and JMI Associates and the misunderstanding of the scope of work for the erosion renovation project to the wash area common tract. The project has been tabled until the quotes can be revised to include the entire common area tract from the north end at Covina all the way to the south end at University.

Wendal made the motion to approve for payment invoice numbers 13844 in the amount of \$255, #13845 in the amount of \$595 and #13846 in the amount of \$300 from JMI & Associates, and Invoice #010476 in the amount of

\$600 from Superstition Mountain Properties, Inc. for their work to date on the erosion renovation project, Nancy seconded and the motion passed.

Bids and Proposals

There were no new or revised bids or proposals for review or approval.

Open Forum

There was member discussion to have the trees trimmed in the green belt area. The board resolved to have the landscape company add an option as an extra expense to their landscape maintenance contract to include tree trimming.

Next Meeting

The next meeting will be on Nov. 7th, 2011 at the Red Mountain Multigenerational Center.

There being no further business brought before the board, the meeting was adjourned at 8:25 pm, Michael made the motion to adjourn Wendal seconded and the motion passed.

Respectfully Submitted by,

Scott Coleman,
Recording Secretary

Approved: _____ **Date:** _____

Board Position: _____