

Annual Meeting

January 28th, 2013 @ 6:30pm

Board Members Present: Nancy Salzwedel, Michael Russo and Floyd Nygaard.
Homeowners: One homeowner was present
Management Present: Scott Darnall

Annual Meeting called to order by Nancy Salzwedel at 6:35 pm

Quorum: Thirty five ballots were required for quorum. Eighteen delinquent homeowners were disqualified. There were 34 absentee ballots and three Board members present who voted.

Minutes

- The minutes of the last Annual Meeting held in January, 2013 were approved – Motioned by Floyd and 2nd by Michael.

Community/Presidents Report

- New Picnic Bench, Trash Can and Benches purchased at the park
- Granite Replenishment completed along 113th St between Contessa & Covina St and along Tabor
- Mesa Clean Sweep Dumpsters were coordinated in April, with all 10 dumpsters leaving full again
- Annual GAIN (Getting Arizonans Involved in Neighborhoods) Pizza Party in the Park hosted by the HOA Board was held at the beginning of November was a wonderful success again this year. Our City of Mesa District representative was on hand to answer any questions, McGruff the Crime Dog, Mesa Police, Fire and Bomb Squad making an appearance and showing and demonstrating their equipment. Many thanks to Sophie Russo and Maggie Czerwinski for their assistance on making this event a huge success.
- 11 homes sold in the neighborhood between January and December, 2013
- Continued growth is noticed in the HOA Financials with an increase of \$34,082.36 since 12/31/2012.
- We are at an unprecedented 16% delinquency rate in HOA Dues!! Good job Neighbors!!
2014 Budget approved with **NO INCREASE IN DUES!!**

2014 Projected Plans

- Repair wash areas at sidewalks at the park and at University for erosion control
- Drought resistant plant replenishment along Mountain Road and along University
- Granite replenishment along Mountain Road and along University between Opal and Mountain

Reminders:

HOA Website – davebrownmtnunivhoa.com

- HOA Minutes
- Meeting Schedule
- Financials
- Community Notices
- Items for Sale
- Architectural Requests
- Approved Exterior Paint Palette

Dave Brown Mountain & University Homeowners Association

P.O. BOX 25466

TEMPE, ARIZONA 85285-5466

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

- You can access the City of Mesa's website to report park and street lights not working, order replacement dumpsters, Mesa Code Violations (i.e., abandoned/inoperable vehicles, Unmaintained / stagnate Pools, Landscaping issues, etc.)
- Thank you to those of you who CLEAN UP after their pets when walking them. This will help reduce the spread of deadly diseases such as the Parvo virus.
- Digging in, and the building of "jumps" in the Desert and Wash areas that run thru our community is considered VANDALISM of our community property and poses a liability risk to all of the homeowners should someone get injured due to holes and jumps. PLEASE!!! Remind your children not to dig or build jumps on our community property. Anyone caught vandalizing the community property could be charged for the clean-up and could be prosecuted.

Financial Report

- Nancy Salzwedel presented the treasurers report for the financial period thru December 31st, 2013. The report was reviewed and accepted with no corrections. There is presently \$171,167.51 in cash assets at year end and there was \$137,185 on Jan. 1, 2012. Delinquencies have been reduced greatly.

Election of Directors

- Nancy Salzwedel requested director candidate nomination's from the floor with no nominations. There are two director positions open at this time and two candidates on the Absentee Ballot. The candidates were Michael Russo and Jamie Hiesel. The candidates were unanimously elected by acclamation as motioned by Maggie Czerwinski and 2nd by Floyd. The Board remains at four directors.

Homeowner Open Forum

- There was a general discussion about violations for weeds, trash cans, etc. in the neighborhood.
- A homeowner mentioned a back yard storage shed she thought was not in compliance. Scott will examine the shed.
- It was mentioned that many renters are not maintaining their yards and that the responsible homeowners need to work with their renters to keep the homes in compliance with community standards.
- The homeowner present mentioned that the HOA is running quite well due in great part to the efforts of Nancy and Michael.

There being no further business brought forth for discussion, the meeting was adjourned at 7:15 pm.

- Respectfully Submitted by,
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- Scott Darnall
- Recording Secretary

Approved: _____ Date _____

Board of Director Position: _____