



**DAVE BROWN @ MOUNTAIN & UNIVERSITY
HOMEOWNER'S ASSOCIATION**

Kinney Management Services
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**Board of Directors Open Meeting Minutes
Community Park Ramada @ Opal and Camino Streets
October 12th, 2010**

Board of Directors Present - Nancy Salzwedel-President, Gary Lambert-Vice President, Wendal Hemmer /Sec., Michael Russo-Treas., Anthony Chaplinski-Director

Management Present – Diana Rice

Meeting called to order by Nancy Salzwedel 7:00 pm.

Minute Approval – The September 14th, 2010 meeting minutes were reviewed and unanimously approved. Gary Lambert made the motion to accept, Tony Chaplinski seconded and the motion passed.

Financial Report

The financial report and overview for the month ending August 31st, 2010 was presented by Michael Russo and approved by all board members unanimously. There is \$25,243.39 in the operating account and \$51,577.69 in the reserve savings account for a total of cash assets for the community at \$76,821.08.

The 2011 budget was reviewed and accepted. Michael Russo made the motion to approve the budget taking a 3% increase in the assessments to cover additional administrative expenses that have been added to the budget to cover increasing legal expenditures. Tony Chaplinski seconded and the motion passed.

New Business

Nancy asked if there is any interest in having a fall social event. It was unanimously agreed to have a Pot Luck Appetizer community social event on Sat. Nov. 6th, 2010 from 3:00pm to 7:00pm. Community volunteers will stop by local stores requesting items to be donated for the event. The city will donate the Flyers to advertise the event and volunteers will post them on homeowner's front doors and on the bulletin board as notice to the community to attend.

Nancy reported the City of Mesa Green Sweep Dumpsters have been scheduled to be in the community from Nov. 12th to the 16th, 2010.

The landscape company reported there is a Bee hive in the large saguaro cactus close to the play structure in the park. The board resolved to have Burns Pest Control Company remove the hive.

There have been walls damaged in the community in the recent wind storms. Trees fell on shared common walls at 11354 Caballero, 456 Opal and 11231 Covina. All board members unanimously agreed to repair the damaged walls as the trees that fell were from the common area sides.

Old Business

The drywell in the common area natural wash tract is not draining again within 72 hours of a rain storm and has standing water issues. The board resolved to have Reddi Services come again to give a quote to Hydra-Vac the drywell and this time to include the pipes as well since it is possible they are plugged or

collapsed. They suggested this service last year when they pumped the drywell only as they suspected the pipes were plugged at that time.

The landscape erosion issues in the natural wash common area track were discussed. Gary Lambert reported he met with an excavating company and resolved that a survey should be completed on the tract at a cost of about \$300 for further clarifications. There will be two bids coming that may consist of adding three mini dams and some sidewalk sections may need to be removed to have culverts added before the sidewalks are replaced. It was further resolved that we need to get something done to slow the water down when it comes from the community north of us and we may need to widen and straighten the wash area some. One of the vendors Gary contacted reported he has done work for Pulte Homes on wash areas with these same issues with great results in the past.

Wendal reported he had talked with a government official acquaintance to see if we can get the city and the county to help us with the erosion repairs. Wendal volunteered to invite the government official to the Nov. Social event to talk with the homeowners on the issues and possible resolutions.

All approved meeting documents and financials have been uploaded to the website for homeowners to view since the last board meeting: The website is www.davebrownmtnunivhoa.com.

Bids and Proposals

There were no new bids or proposals received to be reviewed and approved at this meeting.

Open Forum

There were three community homeowners in attendance at this meeting with no other issues brought before the board of directors for resolution.

Next Meeting

The board of directors unanimously approved to skip the November 2010 board meeting due to medical time off requested by the property manager Diana Rice of Kinney Management Services. The next meeting will be schedule for December 7th, 2010 at the Lambert home 11313 E Contessa St. @ 6:30pm for the closed session and 7:00pm for the Open Board of Directors Meeting.

There being no further business brought before the board, the meeting was adjourned at 7:50 pm.

Respectfully Submitted by,

Diana Rice,

Recording Secretary

X M. Saly 1/18/2011
Approved B.O.D. _____ Date