



DAVE BROWN @ MOUNTAIN & UNIVERSITY HOA

Kinney Management Services

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Board of Directors Open Meeting Minutes

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

April 16, 2019

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

Call to order: 6:41pm

Minute Approval:

The minutes from the October 16, 2018 meeting were reviewed and approved. Maggie motion to approve the minutes John seconded the motion, motion passed.

Unfinished Business:

- A. Explanation of \$250 late fee income reported on Sept's financials- late fee was corrected and financials revised to reflect a \$250 transfer fee.
- B. Explanation of \$2100 monthly landscape charge reported on Sept's financial and not \$2400- the \$300 was the difference of an outstanding check from years ago that was never cashed.
- C. Explanation of double lien expense charges and NSF Fee for lot 65- double lien charge was corrected removing one of the fees. The NSF charges were due to the owner submitting multiple assessment checks which were all returned by the bank. All charges were placed against the owner assessment account.

New Business:

A. **Homeowner Correspondence**

None

B. **Financial Report:**

Almost \$1500 ahead of the budget
\$750 collected in transfer fees. 3 homes sold
Irrigation over \$445 due to a main break near the mailboxes
No common area expense. \$600 not used
YTD \$1600 net profit
Balance \$329,463.67
\$299,799.13 for 2018 profits increased \$39,684

C. **Submittal Review:**

1. Lot 12- 11335 Cicero- painting approved

D. **Bids and Proposals**

1. **Tree trimming- Gold Medal \$1600- Sun Country \$2218.56**
The Board reviewed both proposals. **John motion to approve the tree trimming quote from Gold Medal providing details of tree pruning, if debris will be hauled away and if a bucket truck will be used, seconded by Ray, motion passed.** (Gold Medal to provide the tree trimming scheduled date 2 weeks in advance so owners can be notified not to park in the area during the trimming)
2. **Erosion- Gold Medal- \$5,250 - Gold Medal- \$5,250**
The Board reviewed both proposals. **Maggie motion to approve Gold Medal's erosion quote, John seconded the motion, motion passed.** The Board requested a time frame for the project.

E. Other New Business

F. Open Forum

Next Meeting- Next Meeting to be held July 16, 2019 @ 6:30PM at the Red Mountain Multigenerational Center

Adjournment: 6:59pm