

Pecos Vistas Homeowners Association
Open Meeting Minutes
January 15th, 2008

Meeting Called to Order: 7:06 PM by President Hyams

Present: Directors: David Hyams, Steve Goertzen, Laura Manella, Bill Rhode
Brown Management: Barbara Winn
Absent: Bill Sherman

Agenda Items:

- A. Minutes approved for the December 5th Open meeting.

- B. A member of the Chandler Police was to attend the meeting to discuss the traffic issues in the neighborhood streets. The officer did not show up.

- C. Treasures report
 - a. Approval of financials for October (tabled at last meeting), approved 4-0
 - b. Approval of financials for November/December was tabled due to insufficient time to review documents.
 - i. Noted was the charge for the website which should be free for 3 months
 - ii. Postage fee was noted to have a large variance; this is due to postage fee rate increase and extra mailings.

- D. Unfinished Old Business
 - a. Insurance - Rates were compared and the current carrier was retained with an overall increase of \$20.00 per year increase.
 - b. Website status - It was noted that the website had some missing data and was not up to date. After review it has been decided that the Brown supplied website will NOT be continued after the 3 free months. Vicki Johnson (homeowner) was present and she will investigate the potential resurrection of the prior website that was built years ago for Pecos Vistas.
 - c. HomeOwner Program from Brown - after review, this program will not be needed at this time.
 - d. Landscaping update - Dead trees have been removed from the park and it appears that another tree is dying. Barb to follow-up on the status of the 'Rip-Rap'.
 - e. Empire Painting - painting was completed as approved.

- E. New Business
 - a. Salt River Project construction - Barb will follow-up on the SRP work that is being done affecting the landscaping and the water usage. It was noted that a

water line was broke and the gravel that was replaced was the wrong color. At meeting time the project was still ongoing.

- b. Bylaws restrictions - tabled due to time constraints
- c. Additional Lighting in the park - it was brought up that the lighting in the southwest corner of the park was fairly dim. It was noted that a possible way to correct this would be to install a lightbulb with a large wattage instead of installing a whole new light pole. It was suggested to the neighbors that would like to have a new light to canvas the affected neighbors in the vicinity to ensure that it would not be an issue with additional light in their area.
- d. Next meeting was announced to be April 15th; normal notification will be made using sandwich boards.

F. Open Homeowner Forum -

- a. Numerous homeowners (approx. 20) attended the meeting, with the major concern being the violations that are being sent out. A number of homeowners stated that the violations were 'nitpicky' and that it should be toned down a bit. It was also noted that we have gone from one extreme (no violations with Jomar to the current Brown violation enforcement) and it will take time to get all homeowners to get re-acquainted with the CC&R's. After much constructive discussion it was the overall feeling that the current direction is positive and that the Board will continue to work with Brown to make the violation process less painful. A major point mentioned is that if a problem (violation) occurs that is misunderstood, please call Brown Mgt or talk to a board member to try and get an answer. Another point made was that the violation letters seemed a bit 'harsh'.
- b. One homeowner had an issue with her account being delinquent due to her sending in her payment to Jomar. Barb will follow-up and determine if Jomar had forwarded the monies and account that it was associated with.
- c. Speed control was discussed and how best to get the neighbors (and others cutting through Pecos Vistas) to slow down. It was mentioned that Chandler would supply a 'speed trailer' but that someone will need to be responsible for it on a daily basis. Also discussed was the installation of speed bumps and speed dips.

Motion to adjourn voted 4 - 0. Adjourned at 8:10 PM due to facilities being closed.