

**Pecos Vistas Homeowners Association**  
**Open Meeting Minutes**  
**December 5th, 2007**

**Meeting Called to Order:** 6:47 PM by President Hyams

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

**Agenda Items:**

- A. Minutes approved for the October 2<sup>nd</sup> Open meeting. Board also approved the 8/28 open minutes that were not mentioned in the prior minutes.
- B. Approval of the financials were pending due to the lack of time to review prior to the meeting. It was discovered that the HOA is now on an 'accrual' account basis as opposed to the prior 'cash accounting' method.
- C. ARC issues were discussed and the primary discussion was to update the verbiage for lawn furniture. There will be further clarification as to the guidelines for furniture which is expected to lessen the confusion as to what is allowed. A recommendation will be sent to the ARC committee to review the verbiage.

It was noted that Richard Adelfinger ([andelfinger@cox.net](mailto:andelfinger@cox.net)) would continue to be a part of the ARC committee.

- D. Old Business -
  - a. The 2008 budget was reviewed and will require various updates. Approval will be pending until updates are presented by Brown Mgt.
  - b. Website was discussed but due to time restraints was tabled until January 2008 meeting.
  - c. Rip-Rap quote (Spruce retention area) came in at \$600 for 8 tons of material. Further clarification was required for that actual material that was quoted.
  - d. Empire Paint quote was approved for the entrance walls that were missed in the quote for the common walls done earlier in 2007. The cost approved was for \$876.00.
- E. New Business -
  - a. Tree removal bids were reviewed and the AZTEC bid was approved for 3 trees for \$675.00.
  - b. Violation process was discussed and discussion will be continued at the January 2008 meeting.
  - c. Brown Mgt. Homeowner Care program will be discussed at the January 2008 meeting.
  - d. Email correspondences will be discussed at the January 2008 meeting.

F. Open Homeowner Forum -

- a. A few homeowners were in attendance and discussed violation letters. With the change to Brown Mgt., the enforcement of the CC&R's has been increased and some issues are being brought up. It was noted that this is due to the lack of enforcement with the prior mgt company (Jomar) and that Brown will continue with the current enforcement.
- b. Traffic on Enfield was discussed and it was recommended that the resident contact Chandler Police/Neighborhood Services for assistance.
- c. Brown Mgt will contact the Chandler Police Department to attend the next meeting to discuss neighborhood traffic problems.
- d. It was noted that with the SRP work being done on the HOA property caused an excessive amount of water being dispersed due to a leak. The contact for the SRP work was given to Brown Mgt to see about compensation.

Motion to adjourn voted 5 - 0. Adjourned at 7:58 PM due to facilities being closed.