

**Pecos Vistas Homeowners Association**  
**Open Meeting Minutes**  
**April 15th, 2008**

**Meeting Called to Order:** 7:08 PM by President Hyams

**Present:** Directors: David Hyams, Steve Goertzen, Laura Manella, Bill Rhode  
Brown Management: John Gibbons  
Absent: Bill Sherman

**Agenda Items:**

- A. Minutes approved for the January 15<sup>th</sup> Open meeting via email in March.
- B. Request made and agreed to that the July meeting will be moved to July 21<sup>st</sup>.
- C. Open Forum
  - a. Discussed the potential for speed bumps in the subdivision.
- D. Financials
  - a. November/December financial reports approved.
  - b. January/February financial reports were not approved and are pending due to outstanding items to be clarified by Brown.
    - i. Web hosting fee being charged and should be removed going back to November. Total to be credited: \$309.79
    - ii. Per our January meeting, the November Copies and Envelopes (7400) charge should be \$36. Brown agreed to credit the HOA \$26.70. Credit is still outstanding.
    - iii. Charge of \$414.37 to the January miscellaneous GL (7890) needs further clarification
    - iv. Numerous adjustments/credits took place and no description as to the purpose, please clarify
    - v. An accounting (7020) fee of \$980.00 was charged in February, needs clarification. Board had not approved this amount.
    - vi. February postage and mail (7260) significantly exceeded budget. Brown to provide details.
    - vii. Brown to explain why the check for their services was \$1279.01 instead of \$825.
    - viii. It was noted that the charge for the rip-rap repair was over the approved amount. It appears that the tax was not included in the proposal. Brown needs to present quotes with the total cost specified.
  - c. The budget for 2008 was approved. Additional discussion on postage and painting was made and no changes were requested.

- d. Taxes
  - i. Property – Current situation with the common area was discussed. Brown will work with Mulcahy Law firm to consolidate the tracts and negotiate the property tax burden on these parcels. The board approved a not-to-exceed amount of \$750.00 to cover the legal and processing fees needed to resolve the issue.
  - ii. Corporate - Taxes were filed for 2007. Brown needs to mail a copy of the signed document to Steve Goertzen. Brown to verify accountant fee for the tax preparation.
- e. Financial Audit
  - i. Numerous issues are still unresolved concerning the HOA's financials.
  - ii. Requested final closeout information from Jomar as of October.

#### E. Architectural Update

- a. Furniture guidelines
  - i. New guidelines were read aloud to allow any comments.
  - ii. Changes approved by Board 4-0 with minor change in verbiage.
  - iii. Bernie (ARC) will email Brown an amendment from the ARC to the Architectural Guidelines.
  - iv. New guidelines will either be disseminated by newsletter or by hand.
- b. Gate Maintenance
  - i. Notification to homeowners to check the condition of their gates will be made via sandwich boards for a few days following the meeting. Board is requesting that gates in poor condition be corrected via staining/waterproofing.
- c. Satellite Dishes
  - i. Comments were made concerning the placement of satellite dishes that are erected in sight from the streets. It is understood that FCC rules allow dishes but they should be as discreetly placed as possible. At this time no action will be taken unless placement is determined to be unsightly.

#### F. Old Business

- a. Website status - Vicki Johnson (homeowner) is currently working on the prior website that was built years ago for Pecos Vistas.
- b. SRP damage/water cost – Brown needs to compare December 2007 water usage to December 2006 to determine water variance caused by SRP construction damage. Note: we planted winter grass in 2006, but not in 2007.
- c. Empire Painting – Payment authorized. Check hold released.
- d. Spruce Retention Tree – A tree was thought to be in need of removal but at this time it appears to be OK and no action will be taken at this time.

#### G. New Business

- a. Green Belt Clover – It was noticed that there was an abundance of clover in the green belt. After discussions with the homeowners/board members, it was decided 3-1 at this time to not approve any additional maintenance to remove.
- b. Common area plant replacement – Determine cost for Aztec Landscaping to replace dead plants. The City of Chandler is giving a \$200 rebate to HOA's that convert to a Smart Irrigation Controller. Laura to ask Terry to quote this system.
- c. Next meeting was announced to be July 21st; normal notification will be made using sandwich boards.

Motion to adjourn voted 4 – 0. Adjourned at 8:30 PM.

