

Pecos Vistas Homeowners Association
Open Meeting Minutes
July 21st, 2008

Meeting Called to Order: 7:02 PM by President Hyams

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

Agenda Items:

- A. Minutes approved for the April 15th Open meeting.
- B. Financials
 - a. Financials
 - i. Financial reports from March 30th, 2008, April 30th, 2008, May 30th, 2008, and June 30th, 2008 approved tentatively pending Bill Rhode review.
 - ii. Received \$100.00 credit from SRP concerning water leak from 2007 construction. Brown will send SRP credit notice via email to Board for review.
 - iii. Coupon book assessment has been corrected.
 - iv. Issue with 'Rip-Rap' installed on Spruce. Question arose concerning the definition of 'rip-rap'. Brown will get clarification.
 - v. Web Hosting fees were reversed.
 - vi. GL 7400 for May was noticed to be high, requested Brown for clarification.
 - vii. GL 7450 fee for \$40.00 questioned, requested Brown for clarification.
 - viii. Noted to Brown that the GL budgets for items 7015 s/b \$0.00, 7460 s/b \$100.00, 9040 s/b \$7,000.00, and 9115 s/b \$1,000.00.
 - ix. No outstanding Credits are known at this time.
 - x. Questions/concerns about debit/credit corrections, and how they are shown on the GL.
- C. Management Update
 - a. Brown will show reimbursements on Action Item List.
 - b. The change from Jomar to Brown may require an audit. Brown will send email to Board after reviewing.
 - c. The budget for 2008 was approved. Additional discussion on postage and painting was made and no changes were requested.
- D. Architectural Update
 - a. Furniture guidelines

- i. Bernie (ARC) emailed Brown the amendment concerning updated furniture guidelines. New guidelines will sent by newsletter and posted on website.
- ii. Reminder will need to be sent concerning painting and the need to submit a request if the color scheme is altered from the current scheme.

E. Landscape Update

- a. Smart irrigation controller. At this time discussion was put on hold due to cost of \$900.00.
- b. Common area tree trimming by Aztec. Brown will get a proposal from Aztec (and others) concerning trees that are in need of trimming.
- c. Discussed entrance light at Willis.
- d. Plant replacement - \$250.00 authorized to replace plants if needed.

F. Old Business

- a. Website status - Website completed and is now available at <http://pecosvistas.com/>.
- b. Worn/abused signs will not be supplied at no cost by the city for the greenbelt/common area.

G. New Business

- a. Annual Meeting scheduled for Aug 26th, 2008. Notification for new board members must be made by July 24th, 2008 to meet required time limitations.
- b. Schedule of fines will be discussed at a later meeting.

H. Open Forum

- a. Discussed traffic situation. Homeowner requested if it would be OK to place signs requesting drivers to drive 25 mph. Board approved signs but they must be taken down when nobody outside.
- b. Consolidation of parcels to go forward and request for a special tax assessment.

Motion to adjourn voted 4 - 0. Adjourned at 8:00 PM.