

Pecos Vistas Homeowners Association
Open Meeting Minutes
November 17, 2009

Meeting Called to Order: 7:00 PM by President Manella

Present: Directors: Laura Manella, Cathy Downing, Steve Goertzen, and Vicky Varga
TMG Representative: Doug Egan

Agenda Items:

A. Open Homeowner forum

- a. None.

B. Approved October 20th, 2009 Open Meeting Minutes & September Special Meeting Minutes

C. Financials

- a. Board reviewed October financials (including transition items)
 - i. Funds still available in 'Brown' account due to outstanding items.
 - ii. There were 4 items that were questioned:
 1. \$220 Working Capital (GL 6315) balancing question
 2. \$85 fee of unknown origin
 3. \$185 disclosure fee
 4. Were the 3 Transfer fees for sales in October assessed.
- b. Assigned Laura as the Board member with 'Power to Negotiate Reduction in Assessments on Short Sales.

D. Landscaping

- a. Tree quotes - Vote of 2-1 (Laura no vote) to approve Clean-Cut to install new trees.
- b. Gravel refreshment - approved 4-0 to accept Land Technics bid to supply/spread gravel on all common areas (except Tracts E&F) and supply river rock for the scuppers. Total not to exceed \$18,500.
- c. Irrigation recommendations - TMG working with irrigation personnel and Terry (Aztec) to discuss various solutions that are available to better use water for the park area.

E. Architectural Review Committee Notices

- a. House painting samples will be required going forward and if requested a paint chip will be needed for review process.

F. Old Business

- a. Secure Web site - will use TMG secured portion of the website and retain the current PecosVistas.com URL.
- b. Park clover will be treated November 23

G. New Business

- a. Attorney services - Laura will contact.
- b. Current HOA email database contains 25 homeowners.
- c. Event Sponsored Liability Insurance - will request that homeowners get the proper insurance.
- d. Landscaping bids may be requested in 2010
- e. TMG contacts the owner of the home not the renters if a problem exists.

Motion to adjourn voted 4-0. Adjourned at 8:32 PM.