

**Pecos Vistas Homeowner Association Meeting**  
**Open Meeting Minutes**  
**January 17, 2011**

**Meeting called to order:** 7:39 p.m. by Dorothy Boesel

**Present:** Directors: Vicky Varga, Dorothy Boesel, Cathy Downing, and Joni Schultz

Metro Properties Representative - Kelly Szymanski

**Agenda items:**

**A. Open Homeowner Forum**

- a) None.

**B. Approved November 2010 Meeting Minutes with changes.**

**C. Financials**

- a) Cathy Downing will be a signer on the bank accounts.
- b) Mutual of Omaha bank statements don't match Balance Sheet.
- c) Final Mariposa invoice will be paid.
- d) Cathy reviewed income/expense form and pointed out some discrepancies-SRP bill inaccurate, insurance cost reviewed. The Actual/Current Period Budget and Actual/Year-to-Date Budget amounts are odd. Metro will correct for 2011 report.
- e) Kelly has record of unclaimed property of former owners and will turn information and property over to the State.

**D. Architectural Review**

- a) No new requests
- b) One play structure was approved in December.

**E. Management Report**

- a) Reported receiving two phone calls from a homeowner
- b) Water for common areas was turned off due to the cold temperatures
- c) Two pest control bids were requested
- d) Reserve Study update was received
- e) Healthy HOA Checklist was completed.

**F. Old Business**

- a) Landscaping Issues
  - 1) Need map noting location of irrigation repairs
  - 2) Tagged yuccas to be selectively thinned/removed
  - 3) Approved \$125 expense to remove palm tree and grind stump at Los Altos entrance to prevent damage to wall, sidewalk, and irrigation

- 4) One light bulb needs to be replaced at Los Altos entrance. A work order has been submitted to SRP to replace two light bulbs at the tot lot area.
- b) Reserve Study Changes
  - 1) Reserve balance needs to be changed
  - 2) Dry wells need to be cleaned every 5 years-due in 2014
  - 3) Play structure replacement is \$69,000 for structure, rubber, and demolition, not \$25,000.
  - 4) Cost of fence painting will be updated. Vicky will contact painter to assure both sides of Dobson wall are included in amount.
- c) North Park Wall Evaluation - According to the City of Chandler building inspectors, the wall is fine and signs of normal wear and tear. Recommended sending letters to homeowners concerning leeching of walls caused by improper water drainage. Also pointed out "stair step" crack in wall on lot 27 and stated it could possibly be caused by the tree that is very close to the wall.
- d) Park Special Activity Form draft- deferred to February.
- e) Budget - need \$200 adjustment in August for increased annual meeting postage.

#### **G. New Business**

- a) Meeting Room donation is paid quarterly, \$30 to be sent to cover January-March.
- b) Annual meeting date is August 15<sup>th</sup> and needs to be scheduled with Hope Covenant Church. Kelly to get a large room.
- c) Tax preparation-Vicky obtained quotes from three sources. Approval to use Richard Adams, CPA, for taxes and compilation. Metro to prepare 1099's.
- d) Pest Control bids - approval to contract with Turbo Pest Control for greenbelt and surrounding area contingent upon price including the Spruce Wash area between lots 66 and 67.

Next Open Meeting – Monday, February 21, at Hope Church, 7:00 p.m.

Motion to adjourn voted 4-0. Adjourned at 8:20 p.m.

Respectfully submitted Joni Schultz