

Pecos Vistas Homeowner Association Meeting
Open Meeting Minutes
November 22, 2010

Meeting called to order: 7:07 p.m. by Vicky Varga

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 October 2010 Meeting Minutes.

C. Financials

- a) Cathy is checking on water bill of \$14.40. She will also check on insurance reimbursement and will review for any financials pending that need follow up.
- b) Awaiting transfer of \$755 to reserve accounts.
- c) Mitch Kellogg of Metro Property Services is the only management-company-authorized signer on checks for the Pecos Vistas HOA.
- d) Financials are in order now. Mariposa closed some accounts before all checks had cleared. Metro has reimbursed us for late fee charges on water bill. Water and electric payments are now current.

D. Landscaping

- a) Account Manager Jim Potts from Clean Cut Lawns was present to discuss the condition of landscaping in the community. Watering frequency has been decreased to all areas. Plant renovation will begin and will be ongoing through spring 2011. He presented information on replacement trees/shrubs.
- b) Jim will provide a map location of where the recent repairs to the irrigation system were done.
- c) Repair holes in park.

E. Architectural Review

- a) No new requests at this time.
- b) Architectural Change Request form has been requested for front yard relandscaping.
- c) Kelly will be looking at paint condition when she tours community in early December.

F. Community Manager's Report

- a) Address changes have been made for transition to Metro. This includes the Corporation Commission, the Maricopa County

Recorder, the Arizona Department of Revenue, and vendors. The requests have been sent, but are not all completed.

- b) State tax payment still outstanding, copy of cancelled check has been re-faxed.

G. Old Business

- a) Metro Property Services proof of insurance was reviewed for current liability insurance and bonding limits.

H. New Business

- a) The December Newsletter will go out at the end of November. It will be 2 pages, front and back and be on lavender or gold colored paper. The 2011 Budget will be included.
- b) T2 Pest Control is proposing a \$50 increase for monthly service. Kelly will obtain additional bids.
- c) 2011 meeting dates will be on the third Monday of the month at Hope Covenant Church, with no meeting in December. Dates are 1/17, 2/21, 3/21, 4/18, 5/16, 6/20, 7/18, 9/19, 10/17, and 11/21.
- d) Weed control for the community common areas is covered in the landscaping contract. There is \$300 available in the budget for excessive weed control.
- e) Community income, assets, interest and working capital was reviewed. The cost of yellow paint for the playground structure is \$1400 and to add red for the rest of the structure is an additional \$1200. The board moved and approved keeping the monthly assessment fees for the HOA at \$55 a month. The Reserve Study will be updated.
- f) Garage sale - 12 homes participated. Feedback: it was suggested that both sides of sandwich boards be utilized to increase traffic flow to neighborhood, more large-letter signage is needed, and signs need to be placed at Dobson and Willis. It was also suggested that we partner with Pecos Vistas II next year.
- g) Locking cables for the sandwich boards are operational. No replacement needed at this time.
- h) Website update - not yet secured. Joni will draft a 'park use' form for homeowners requesting the park for organized events, including homeowner insurance documentation.
- i) Shared retaining wall leaning on lot 72 – two contractor evaluations reviewed. Kelly will obtain an additional evaluation/bid.

Next Open Meeting – Monday, January 17, at Hope Church, 7:00 p.m.

Motion to adjourn voted 4-0. Adjourned at 8:48 p.m.

Respectfully submitted Joni Schultz