

Pecos Vistas Homeowners Association
Open Meeting Minutes
February 8, 2010

Meeting Called to Order: 7:05 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 January 11, 2010 Open Meeting Minutes with changes

C. Financials

- i. December/January financials – Pending Approval
- ii. TMG to review December Postage/Copies cost
- iii. Instructed TMG not to complete compilation without Board approval
- iv. Prepaid dues from prior owners
 1. CPA will review what to do with these funds
- v. Taxes
 1. TMG has tax preparers and will get quote

D. Landscaping

- a. Gravel refreshment – Final review/walkthrough still pending
- b. Additional grass seed in bare areas approved but must be completed by Aztec by May 1st due to summer water rates.

E. Architectural Review Committee Notices

- a. One pending house painting request.
- b. The ARC committee will identify homes needing painting and send the issue to TMG.

F. Old Business

- a. Insurance
 - i. Update automatic increase to 4%. Vote 4-0
 - ii. Board to request on-site review later this year
 - iii. Remove SRP lighting (in Park) from HOA insurance policy
- b. Playground Equipment
 - i. Additional sand is needed, TMG to get quotes
 - ii. 4 clamps are in need of replacing
 - iii. Overall condition was classified as ‘Good’

G. New Business

- a. Chandler Grant Program has new requirements which will be very difficult to achieve due to the size of Pecos Vistas.
- b. AZ Corporation Commission paperwork signed.
- c. Requested copies of letters sent to homeowners from TMG.
- d. Website ownership should be changed from Vickie Johnson to HOA, website to be renewed for 2 additional years.

Motion to adjourn voted 4-0. Adjourned at 8:24PM.