

Pecos Vistas Homeowner Association Meeting
Hope Covenant Church
Open Meeting Minutes
April 18, 2011

Meeting called to order: 7:02 p.m. by Vicky Varga

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

Metro Properties Representative - Kelly Szymanski

Agenda items:

A. Open Homeowner Forum

- a) None.

B. Approved March 21, 2011 Meeting Minutes with changes.

C. President's Report.

- a) Vicky asked about compilation status. Kelly stated she would check on it.
- b) 10 trees were planted as planned throughout community.
- c) Park Irrigation controller was upgraded and should have 15-year life. Need this information recorded in reserve study to replace in 2026. Need instruction manual and warranty information for our records.
- d) A tree in the park has an exposed root-can it be cut and removed? Suggestion given to mark with orange paint prior to next landscaping maintenance. Need Palo Verde trimmed along Los Altos-it is hanging over the sidewalk. No wood chips will be placed around tree bases and bare spots -need suggestions for bald spots in grass.
- e) Block Watch - Dorothy spoke about knife found in sand in park. The block watch captains were notified and emails were sent to residents.
- f) The \$19 insurance charge was due to adding Metro Property Services as additional insured on the policy.
- g) Status of repainting playground equipment – old estimate was \$1400 for yellow paint, \$1200 for red. Board members to view equipment prior to next meeting.
- h) Looking ahead to May meeting
 - 1) Nominations for board positions
 - 2) HOA classes available in May

D. Treasurer's Report

- a) 2 inconsistencies were found = Reconciliation balance-not correct. There are voided checks from another account in total - needs correction.
- b) Invoices from Clean Cut were not received. Kelly to send.
- c) Refund from CPA received.
- d) No bill received from T2 Pest Control – may not have received service.
- e) Quarterly meeting room payment due for April, May, and June.

- f) Prior owner pre-pays showing on pre-pay report - Linda to take them off. Prepay money should have been sent to the State already.
- g) Current balance in operating account is high. Need to move excess to reserves and maintain at lower level.

E. Architectural Review

- a) No outstanding items
- b) Lot 61 request was approved.

F. Management Report

- a) Community was toured
- b) Kelly is working with Linda on financials
- c) TOPS for letter order process.
- d) Kelly reported that Maxwell/Morgan seminar was disappointing.

G. Old Business

- a) Pest Control - One estimate reviewed. Need more estimates.
- b) Would like action items followed up from meetings sent a couple days after meeting.
- c) Kelly to follow up with Jim on park controller warranty and instruction manual.
- d) Kelly to send out links to good homeowner websites.

H. New Business

- a) Nominations committee - no report at this time.
- b) Fence Painting Request for Proposal – approved. Cover letter, proposal requirements, timeline, and map to be sent to 6 paint contractors interested. There will be a mandatory site visit/walk on 4/27. Kelly to bring “as built” to Vicky at walk. Bid deadline is 5pm on 5/9. Bids will be reviewed at next meeting and give decision the next day. Items include-
 - 1) Paint warranty-5 or 10 years
 - 2) Insurance requirements-same as previously used.
 - 3) Sections for repair-ask painters for ideas
 - 4) Iron fence at Spruce spillway needs painting
 - 5) Monument wall at Armstrong entry
 - 6) Require 2 coats of paint
 - 7) Payment terms
 - 8) Primer, power wash & scraped
 - 9) Tract F - no paint
- c) Will get suggestions for refreshment of lettering on 3 monument walls
- d) Kelly to email vendor insurance review to board.

Next Open Meeting – Monday, May 16, at Hope Church, 7:00 p.m.

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

Respectfully submitted by Joni Schultz