

Pecos Vistas Homeowner Association Meeting
Open Meeting Minutes
February 21, 2011

Meeting called to order: 6:54 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 January 2011 Meeting Minutes with changes.

C. President's Report

- a) Vicky informed group that Tract E is owned by Pecos Vistas who pays taxes on it and it is used by SRP for access. Qwest owns double gated area located between Tract E and Tract G.
- b) Vicky to do a neighborhood landscape walk with Jim Potts-will be inquiring about the sprinkler systems and bark on the trees.
- c) 23 white spots that were on the wall along Willis were cleaned up by the Chandler Graffiti Buster.
- d) The Block Watch meeting was held on Saturday, Feb. 12th. Materials on go-peds were left for distribution.
- e) There is a youth neighborhood clean up scheduled for March-looking for a leader.
- f) Website membership to Go-Daddy is up in April. May change to PV HOA-need to research the way to pay for it and to have it in our association's name.
- g) Arizona Corporation Commission form due April 15. Form has been updated by Vicky and contains current information-felony questions answered and updated. Kelly to complete and send in with \$10 fee.
- h) Will add map of community with tracts highlighted as addendum to Turbo Pest Control contract.
- i) Vicky met with Linda at Metro and reviewed accounting process, and removed bad debt from books
- j) Vicky reviewed taxes and approved for go-ahead for payment
- k) No approval for January financials until several questions are answered.
- l) Income expense statement states current landscaping budget is \$1650, it should be \$1438-needs correction
- m) Monthly reserve allocation is not accurate- Cathy will double check.
- n) Vicky requests that entire board receives invoice copies.

- o) Kelly to check on miscellaneous dollar expense.

D. Treasurer's Report

- a) Cathy asked for a monthly spread sheet by account. Current system not tracking accurately. Kelly to re-work budget due to TOPS not saving budget data accurately. Asking again for update that had been requested on 1/1/11.
- b) Cathy asked for information on what is billed for delinquencies on aged owner balance and income on income/operating expense.
- c) Appropriate Monthly Reserve fund contribution questioned since we put in \$1171 in January and budget states \$755/month?
- d) Cathy reports that she has not received an answer concerning a \$19 charge for insurance. She also has questions on storage fee reimbursement, late fees on water bill. Vicky suggested inviting Linda to a homeowners meeting to follow up on items.

E. Architectural Review

- a) No new requests

F. Management Report

- a) Question if Lot 33 is for sale.
- b) All other issues resolved, except for Lot 1

G. Old Business

- a) Reserve study- Vicky will have the bound copy. Recommend \$1171 to reserve account monthly
- b) Park activity form reviewed with changes for final draft
- c) Chandler Neighborhood registration program explained-allows for reporting of city code violations, can be submitted by community manager or authorized board member. Registration approved by board.

H. New Business

- a) Medical marijuana law and its affect on neighborhoods discussed. The law is very ambiguous. Recommendation is to make common areas non-smoking areas if DHS rules do not provide clarification for private HOA parks and areas.

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

Motion to adjourn voted 4-0. Adjourned at 7:49 p.m.

Respectfully submitted Joni Schultz