

**Pecos Vistas Homeowner Association Meeting
Hope Covenant Church
Open Meeting Minutes
June 20, 2011**

Meeting called to order: 7:00 p.m. by Vicky Varga

Present: Directors: Vicky Varga, Cathy Downing, Joni Schultz and Dorothy Boesel
Metro Properties Representative – Linda Kellogg

Agenda items:

A. Open Homeowner Forum-none

B. Daniel Porter – Clean Cut Landscape Management

- a) Presented estimate for installation of 10 1-gallon "Little John Bottlebrush" shrubs at Willis entrance.
- b) Reported browning of grass in park. Timer had been changed; settings have been returned to previous setting.
- c) Submitted manual for smart timer (on file at Metro). Requested a copy of the warranty.
- d) Suggested removal of bougainvillea on west side of Willis, homeowner permission needed.
- e) Volunteers (tree suckers) around trees to be sprayed weekly.
- f) Trimming cycle complete; Santa Anna sages being shaped, Willis and Dobson next.
- g) Requested to look at trees that need trimming before monsoon season begins.

C. Approved May 16, 2011 Meeting Minutes with changes.

D. President's Report.

- a) Water rates have increased by 8%. We are on summer rates. Used 33,000 gallons in April 2011 compared to 21,000 gallons in April 2010. Drip irrigation leaks have been repaired.
- b) Blockwatch reports recent theft from autos; 2 on Spruce and 1 on Mulberry. Vehicles were damaged. Police stepped up patrol for 2 weeks..
- c) Insurance policies renew in July. Liability premium will be higher this year due to rating error last year.
- d) Working capital requested for recent home sales of Lot 11, 14 & 98.
- e) Irrigation backflow inspection due in August. Recommend using Arizona Backflow Specialists; the same company used last year.
- f) Will address use of electric scooters and how to deal with outdoor cats in upcoming newsletter.
- g) Monument signs are in process of being refurbished and will be back up within a few weeks.
- h) Vicky will present duties of board president next month.
- i) Homeowner suggestion to add another bench in NW corner of park.

E. Treasurer's Report

- a) Totals on balance sheet are correct.
- b) Cathy will train her replacement on the board.
- c) Vicky asked about costs for printing/copying. Linda will research & reimburse costs for resending letters.
- d) Resale lists; takes 2-3 months to show up on report.

F. Architectural Committee Report

- a) 4 requests received; 2 are pending.
- b) Clarification on homeowner notification of approval/disapproval. Homeowner receives copy of form with approval, letter for disapproval.
- c) Forms that are incomplete or lacking supporting information will be rejected/disapproved.

G. Management Report

- a) Project list - manually note irrigation timer change on Reserve Study to 15 years from now; replacement year 2026
- b) Daniel is working on watering timer.
- c) Question about how TOPS letters read.
- d) Copy of action item list requested each month.
- e) Links are done on website.
- f) Wall paint bids are in.
- g) Need verification of current CleanCut insurance policy.
- h) Approvals for wall painting received from Lot 1 & Lot 25. Dorothy & Cathy will get verbal approval from others.
- i) Will send letter concerning parking in streets.
- j) Correct ARC form now being sent to homeowners.
- k) Lot 67 received clarification.
- l) Lot 20 painted home and also painted HOA fence. HOA fence will be returned to Walnut Wash color with wall paint project.

H. Old Business

- a) Annual Meeting is August 15, at Hope Covenant Church at 7pm. Request for candidate flyers delivered by nominating committee. Information and meeting notes for August 2010 given to Linda. Secret ballot will be sent in July.
- b) Pest Control – Received several bids. Board voted 4-0 to award contract to Varsity Pest Control pending verification of monthly pricing.
- c) Vendor insurance coverage review is done.
- d) Previous owner prepays are complete.
- e) Software system for HOA community website offered by athome.com reviewed. Current site is good, just needs to be finished and would not cost additional \$\$.
- f) Sandwich signs-Dorothy reports similar plastic signs available on Amazon.com for \$50-75. Suggested that Dorothy also look at Onestop Signs and Signs for Tomorrow for replacements.
- g) Decision on adopting rules for taping HOA meetings on hold.

I. New Business

- a) Fence Painting proposals reviewed. Dixon Paint proposal approved unanimously.
- b) Grounds maintenance - north light is out at Armstrong entrance. Cracks in concrete park scupper/drains noted. Board approved addition of 10 bottlebrush shrubs at Willis/Los Altos entrance.
- c) Newsletter reviewed.
- d) Those interested will meet for education on treasurer duties sometime in July.

Next Open Meeting – Monday, July 18, at Hope Church, 7:00 p.m.

Motion to adjourn voted 4-0. Adjourned at 9:22 p.m.

Respectfully submitted by Joni Schultz