

**Pecos Vistas Homeowner Association Meeting
Hope Covenant Church
Open Meeting Minutes
March 21, 2011**

Meeting called to order: 7:01 p.m. by Vicky Varga

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

Excused - Dorothy Boesel

Metro Properties Representative - Kelly Szymanski

Agenda items:

A. Open Homeowner Forum

- a) None.

B. Approved February 2011 Meeting Minutes with changes.

C. President's Report

- a) Vicky accompanied Clean Cut Lawns Account Manager on a landscaping walk. The park watering system is estimated to have 10 remaining years. Mulched wood was recommended in areas where there is a lack of turf around trees and slopes. Kelly questioned if wood may attract termites, Vicky will follow up. Weeds were noted in SRP access drive. Bark on Palo Verde tree was checked and is okay. It was requested that gravel be raked to cover bare areas. Stakes are to be removed from the year-old Palo Verde trees.
- b) Compilations- Metro Property Services gathering information and figures to send to CPA.
- c) HOA Academy starts 3/23/11.
- d) Management Company name shows as Metro Property Services and Metro Property Services, Inc. in our contract.
- e) Vicky thanked Kelly for walking the neighborhood and thanked Cathy for all of her work on the financials.
- f) April calendar
 - 1) Go Daddy contract payment needs to be on credit card. The 2-year contract is paid through 2012.
 - 2) Review vendor insurance coverage to verify coverage is in place.
- g) There were no volunteers for the trash cleanup.

D. Treasurer's Report

- a) Two questions remain concerning financials-Cathy will work with Linda in accounting to straighten out. They are:
 - 1) February 28 closing showed operating account off by \$219.15
 - 2) Prior year retained earnings appear to be \$369.51 over the amount they should be.

- b) Invoice and charge on insurance. Vicky will look into this.
- c) There were \$9 in legal fees to change agent for county recorder in December
- d) Amounts on homeowner accounts need updating, there are no SRP bills, Richard Adams was paid correctly. Question about condo fees from Mutual of Omaha-possibly a bank fee code for assessments. Postage and copy fees for 2/11 were in addition to regular letters and late fee letters. Storage fee charges were removed.

E. Architectural Review

- a) One home on Spruce was repainted with no color change, no approval needed
- b) One play structure approved.
- c) One front yard relandscaping approved.
- d) No Neighborhood Walk done in March.

F. Management Report

- a) Turbo Pest Control withdrew proposal. T2 Pest Control to continue service until a replacement company is selected.
- b) Taxes sent in on time.
- c) Updated homeowner directory provided.
- d) There is a new contact at Brown Law Group.
- e) Letters regarding effervescence sent to homeowners sharing party wall with HOA common areas to increase awareness of over-watering that causes this prior to repainting our Association walls.

G. Old Business

- a) Park Special Activity form approved and will be available on the website.
- b) Tree replacement for Armstrong basin will be three Mulga Acacia and two Texas Mountain Laurel. Five Mulga Acacia will be planted in the park. Approved 3-0.

H. New Business

- a) Corrections were made to the financials.
- b) Pre-planning for annual meeting, nominating committee vs. postcard nominations. Cathy volunteered to organize a nominating committee. Need information by 7/8. Annual meeting to be held on August 15. Need ballots, absentee ballots and envelopes for secret ballots. Vicky will share President duties information at July Board Meeting and Cathy will pass on Treasurer information at the June Board Meeting.
- c) Board approved upgrade to Rain Bird irrigation controller that is more user friendly and has better technical support, which allows entry of soil type, slope, and amount of sun exposure.

- d) Pest control services- need Scope of Work for estimate. Kelly to check on workers comp, liability, etc. Request was made that workers have some kind of logo or uniform that identifies who their employer is when they are working in the neighborhood.
- e) Request for Proposal needed for estimates for fence painting.
- f) Kelly clarified that Metro Management does not receive any kickbacks for use of contractors they recommend.

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

Motion to adjourn voted 3-0. Adjourned at 8:09 p.m.

Respectfully submitted by Joni Schultz