

**Pecos Vistas Homeowners Association**  
**Open Meeting Minutes**  
**March 17th, 2009**

**Meeting Called to Order:** 7:01PM by President Manella

**Present:**

Directors: Laura Manella, Steve Goertzen, Cathy Downing, David Hyams, Vicky Varga  
Brown Representatives: Diana Ebertshauser

**Agenda Items**

A. Approved February 17th, 2009 Open Meeting Minutes

B. Homeowner Forum

- a. Lot 29 - Willis - Requested that the Acacia tree behind his property (in HOA property) be removed. The tree is very close to the homeowner wall and branches are encroaching over the fence into his property. Board will request Brown acquire a quote to remove; option to share cost was also discussed.

C. ARC

- a. Brown Process -
  - i. 1 new request approved since last meeting
  - ii. Turnaround time is expected to be 48 hours from Brown, Vicky will contact homeowner with approval
  - iii. Diana will contact homeowner when requests aren't approved.
- b. Rental Guidelines - Reviewed/ Approved document stating Rental/Homeowner responsibilities, Brown to send out to 8 properties that have been identified as being rental units, on lavender paper. Brown will check the alternate address list monthly to identify new rentals that need to receive a copy of this documentation.
- c. Painting: Diana to monitor homes to determine which ones may require painting. Board to approve notices on a case-by-case basis.

D. Landscape/Park Updates

- a. Retention area - A request will be made to have the City of Chandler's contact to attend the next month meeting to review their resculpting suggestions for the retention area in the northeast corner of the park. We do not need more rip-rap at this time.
- b. Clover treatment - Board vote 5-0 to approve one-time application to treat clover this spring. Cost accepted was \$485.00.
- c. Dry-Well clean out -Diana to schedule a meeting with Reddi next week for further clarifications on the requirements.
- d. Standpipe - still reviewing with Reddiservice as to what is required.
- e. Weather-based Controller- Board vote 5-0 to approve purchase of 16 station Aqua-Conserve unit at a cost of \$215.96 with additional funds of \$200 to install.

E. Property Tax Status

- a. All refund checks have been received.

F. Financial Updates

- a. Taxes for 2008 have been completed. Diana to find out why our property taxes were not deducted from our taxes.
- b. Compilation has not yet been completed. Diana informed us it does not need to be completed by a CPA.
- c. Approved February financials pending outstanding \$45 credit still outstanding from January meeting.

G. Old Business

- a. Youth Cleanup Effort completed.
- b. Arizona Corporation Commission Report Filing - Brown will generate and has been noted that the address noted should be the Brown address not the individual Board members.

H. New Business:

- a. Door Hangers - to be discussed at a later meeting.

Motion to adjourn voted 5-0. Adjourned at 8:20 PM.