

Pecos Vistas Homeowners Association
Open Meeting Minutes
May 19, 2009

Meeting Called to Order: 6:59PM by President Manella

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

Agenda Items:

A. Approved April 21st, 2009 Open Meeting Minutes

B. Architectural Review Committee Notices

- a. Lot 2 - Basketball Hoop (rear yard) waiver request pending.
- b. Lot 46 - Changed color of home, Diana to request ACR form.
- c. Lot 43 - Diana to follow up. Ignoring letters.
- d. Drip line and plant replacement project - friendly reminder letters sent.

C. Homeowner Tree Removal Request - Lot 29 (Willis): Mr. Willis had tree trimmed without approval and therefore a 'request for responsibility' may be requested if any problem arise in the future.

D. Management Report

- a. SRP Invoices to be reviewed for late payment charges.

E. Financials

- a. Board approved pending March p/c issue.
- b. Shaw voided invoice to be removed from financials.
- c. Aztec invoice missing.
- d. Brown to research what the \$50 returned deposit is related to.
- e. Expense statement shows incorrect info dates for budget/YTD data, Brown to research.
- f. Compilation Update - Cathy will complete the compilation. If she encounters problems compiling, the Board approved \$320 for Richard Adams to complete it prior to June 27th.

F. Landscaping

- a. Smart Irrigation - Rebate from city pending.
- b. Spruce retention/erosion control project - bid from Red Rock Landscaping for \$1,100 approved 4-1, must be completed in the next 2 weeks.
- c. Dry Well - work completed but ruts in grass area (due to truck tires) must be corrected.

G. Old Business

- a. Stand Pipe - Steve Goertzen to look into adding lag bolts/mesh safety cover.

H. New Business

- a. All areas to be looked at concerning additional granite. Terry from Aztec to estimate gravel tonnage. Laura to provide Diana color names.
- b. Annual meeting to be held August 18th, 2009 at Hamilton High School. 'Request for Nomination' postcards will be sent the first of July. A newsletter will be mailed with the meeting notice/absentee ballot around the middle of July. Laura to draft the newsletter.

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