

Pecos Vistas Homeowners Association
Open Meeting Minutes
July 21, 2009

Meeting Called to Order: 7:02 PM by President Manella

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

Agenda Items:

A. Open Homeowner forum

- a. Issue with cars parked overnight in the street
- b. Lot 105 has an issue with the tree debris from an HOA tree littering their backyard

B. Approved May 19th, 2009 Open Meeting Minutes

C. Architectural Review Committee Notices

- a. No new architectural change requests received since first of June
- b. Vicky reviewed common area/park concerns: pest control issues, vandalism (fence, sensor pole), homeowner portable basketball hoop complaints, and dead plants/trees
- c. Documentation process for Compliance issues
 - i. Discussed process which includes Phone calls/letters and timeframes

D. Standpipe

- a. Work was completed to secure the standpipe at Mulberry/Santa Anna

E. Financials

- a. Board approved May financials pending SRP late payment issue and reclassifications.
- b. Board approved June financials pending reclassifications (7890 to 7295) and \$150 reversal clarification.
- c. Brown to pull 2008 SRP invoices to verify no additional late fees incurred.
- d. Compilation Update - Completed
- e. Brown to enroll Pecos Vistas with the City of Chandler "Sure Pay" process

F. Landscaping

- a. Aztec to reduce water period in half
- b. Aztec needs to clear NE park retention area weekly
- c. Drip line repair required
- d. Spruce retention sign quote - put on hold, monitor area for abuse
- e. Gravel quotes - will attempt to blend with current color to avoid excessive cost
- f. Backflow inspection - cost of \$80 approved to complete
- g. Vandalism on Dobson wall - Steve Goertzen to attempt repair
- h. Tree Trimming - Will review in the Fall.
- i. Pest Control Quote - Pending info from Brown

G. Annual Meeting Preparations: Brown to create meeting agenda

Motion to adjourn voted 5-0. Adjourned at 8:51 PM.