

Pecos Vistas Homeowners Association
Open Meeting Minutes
September 15, 2009

Meeting Called to Order: 6:58 PM by President Manella

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

Agenda Items:

A. Open Homeowner forum

- a. Approved homeowner's request to remove tree in the Armstrong retention area. Homeowner will manage removal of the tree/stump by approved arborist. HOA will reimburse \$120, a portion of the actual cost. A Mexican Bird of Paradise will be planted in the area in a few months.

B. Approved July 21st, 2009 Open Meeting Minutes

C. Architectural Review Committee Notices

- a. Updates to ARC guidelines regarding Outdoor Lighting pending review by ARC committee

D. Financials

- a. Board approved July financials pending:
 - i. \$250 Transfer fee clarification
 - ii. Sprinkler fee
- b. Board approved August financials pending:
 - i. Reclassification of Backflow testing from GL 9180 to GL 9116

E. Landscaping

- a. Pest Control - Change to new company T2
- b. Tree trimming - Approved \$4,000 for Clean Cut
- c. Gravel quotes - Tabled till October
- d. Winter grass - Will not overseed
- e. Sprinkler consultation - Approved \$200 to get professional to review Green Belt sprinkler system

F. New Business

- a. Coupon Books - will not be sent out, Vicky/Diane to review alternatives
- b. Secure Website - tabled till October
- c. GAIN Event - planned for October 24th, Time to be determined

Motion to adjourn voted 4-0. Adjourned at 8:51 PM.