

Pecos Vistas Homeowners Association
Open Meeting Minutes
April 21, 2009

Meeting Called to Order: 7:10 PM by President Manella

Present: Directors: Laura Manella, Cathy Downing, and Vicky Varga

Brown Representatives: Diana Ebertshauser **Excused:** Steve Goertzen, David Hyams

Agenda Items:

- A. Approved March 17th, 2009 Open Meeting Minutes

- B. **Guest Speaker-** Dave Verhelst from the City of Chandler Storm Water Management
 - a. NW Corner of Park: recommended additional granite (1/2" screened)
 - b. NE Corner of Park: recommended vegetation , grouted rip rap, and/or re-sculpting the swale

- C. **Homeowner Forum:** Lot 29 Willis - Presented \$425 tree removal quote from Aztec Landscaping to Gary Willis. Diana to get a correct quote from Clean Cut. The homeowner is requesting removal of the tree removal but does not want to pay the entire bill. He'll get a quote for trimming the tree that hangs over his property line and forward it to Board. We'll discuss in the May meeting. If the tree is removed, the Board needs to ask adjacent homeowners for their approval and Mr. Willis must agree to bear the full cost to replace the tree if the City of Chandler requests replacement.

- D. **Architectural Review Committee Notices**
 - a. Weeds in Turf: Laura to call Custom Weed and Spray for re-treatment.
 - b. Bees in Park Irrigation Box: Diana to schedule removal.
 - c. 2132 Enfield: Diana to research if they submitted an ARC to paint.
 - d. Feng ARC- Board voted 2:1 to deny request. Asked homeowner to resubmit an ARC with lights that are similar to the existing coach lights.
 - e. ARC Form: Laura to add Diana's name to the top of the form.
 - f. Los Altos/Willis Entrance Light: East side short in wire. Diana will investigate and get repaired if needed.

- E. **Dry Wells:** Board approved having Reddi Services clean the three dry wells in the park for a cost of \$2480. Diana will schedule the work.

- F. **Standpipe:** The standpipe on the corner of Mulberry and Santa Anna is not part of the dry wells. Vicky will contact SRP to determine if they recognize the coding on the standpipe. We are considering a mesh overlay on the top of the standpipe.

- G. **Financials**
 - a. Board approved March financials.
 - b. Compilation: Cathy will complete the compilation from January-December 2008.

- H. **Landscaping**
 - a. Laura to submit rebate paperwork for the new park irrigation controller.
 - b. Diana to instruct Aztec Landscaping to keep the Palo Verde trimmed near the sensor for the new park irrigation system.

Motion to adjourn voted 3-0. Adjourned at 9:05 PM.

Minutes respectfully submitted by Laura Manella

