

**Pecos Vistas Homeowner Association Meeting
Hope Covenant Church
Open Meeting Minutes
May 16, 2011**

Meeting called to order: 7:00 p.m. by Vicky Varga

Present: Directors: Vicky Varga, Cathy Downing, Joni Schultz and Dorothy Boesel

Metro Properties Representative - Kelly Szymanski

Agenda items:

A. Open Homeowner Forum

- a) Lot 43 Homeowner discussed letter for unapproved structure in backyard. Clarification of the guidelines was provided.

B. Daniel Porter – Clean Cut Landscape Management

- a) Recently assigned as new account manager.
- b) Requested attention for Dobson Road. Cut back frozen and overgrown vegetation. Clean sidewalk. Area to be worked immediately.
- c) Reviewed landscape maintenance goals: water conservation, keeping sidewalks clear of vegetation, weed control, weekly attention to entrances, and weekly debris/trash removal.
- d) Daniel will walk property with Vicky on May 23.

C. Approved April 18, 2011 Meeting Minutes with changes.

D. President's Report.

- a) Vicky attended a legislative seminar concerning new HOA laws that come into effect in July.
- b) Review Shaw & Lines' Board Manual.
- c) Compilation completed.
- d) SRP will replace rusted park light pole, change light, and repaint poles.
- e) Items for July newsletter.
- f) Preparation for Annual Meeting.
- g) Quarterly check for working capital, transfer fees, and new homeowner information needs to be continued.

E. Treasurer's Report

- a) Met with Linda from Metro Property Management.
- b) Operations matches reconciled bank statement. Checking with CPA on ending balance for 2010.
- c) Questions about January "social" dollar amount - need to check AP distribution and distribution to GL report. No social event in January.
- d) Printing and copying dollars for April was questioned. Kelly stated it was for letters sent out. The amount seems high.
- e) Check number 63 on report was for tree replacement, not irrigation repairs. Change to show correctly.
- f) Motion to move \$10,000 from operating to reserve account approved 4-0.

F. Architectural Committee Report

- a) Two requests received; one was approved, one was disapproved.
- b) Homeowners are submitting the wrong form. Question to Kelly about how they are getting the wrong form. The correct form is available on the Pecos Vistas Web site.
- c) Question posed concerning when home paint requests will be coming through.
- d) Follow ups will be handled by Kelly's replacement - no new community manager has been assigned yet.

G. Management Report

- a) Community was toured – Dobson Road is looking shabby
- b) Kelly is working with Linda on financials
- c) Unclaimed property – submitting correct forms. Checks are being processed to send previous owner prepay money to State.
- d) Kelly is leaving Metro. She was thanked for eight months of service. She states Linda and Mitch will follow up on work in progress.

H. Old Business

- a) Pest Control – work was done in April and payment was made. Received bid from Magic Pest Control. Tabled for now - need more bids.
- b) Vendor insurance coverage. Still need documents for quarterly review.
- c) Voted to hold off on repainting play equipment.
- d) Previous owner prepays – this topic was discussed earlier in the meeting.
- e) Software system for HOA community website offered by athome.com, has a monthly fee for services. Person to contact is Mike Driscoll at 1-800-556-7852.

I. New Business

- a) Fence Painting Request for Proposal – need more information from bids submitted; insurance coverage, crack repair, number of coats of paint, is monument wall included? Need approval from homeowners with view fencing. Need complete reference information. Joni to email and follow up.
- b) Park benches do not need repainting at this time.
- c) Mountain States monument sign refreshment proposal approved unanimously.
- d) Sandwich signboard replacement was discussed. Dorothy to check on costs.
- e) Reviewed legislation on videotaping meetings and discussed potential rules. No resolution passed at this time; will be revisited in the future.

Next Open Meeting – Monday, June 20, at Hope Church, 7:00 p.m.

Motion to adjourn voted 4-0. Adjourned at 8:35 p.m.