

Pecos Vistas Homeowners Association
Open Meeting Minutes
February 17th, 2009

Meeting Called to Order: 7:08PM by President Manella

Present: Directors: Laura Manella, Steve Goertzen, Cathy Downing
Brown Representatives: Diana Ebertshauser
Absent: David Hyams
Excused Directors: Vicky Varga

Agenda Items

- A. Approved January 20th, 2009 Open Meeting Minutes
- B. ARC
 - a. Brown property managers are redefining their ARC process. Diana will email us a map of the new process.
 - b. New member - Lisa Harris introduced.
 - c. Lot 100 - an ARC request was submitted but lost by Brown. Cathy will obtain specifications from homeowner so ARC can be recreated.
- C. Landscape/Park Updates
 - a. Retention area - We will add more rip-rap, instead of the previously approved myoporium, per City of Chandler Water Conservation Department's recommendation. Terry, Aztec Landscaping, to provide quote.
 - b. Dobson/Willis Irrigation Update - a problem was found with the irrigation line and corrected; this resulted in the pressure increasing to the sufficient level. No need to replace Dobson irrigation line at this time.
 - c. No action is required for the minor Vacuum breaker irrigation leak at this time.
 - d. Clover treatment - one quote submitted. Terry to submit additional quotes. Terri from Aztec mentioned that this should be done prior to April 15th due to weather.
 - e. Gravel replacement discussions have been put on hold until May pending City of Chandler Matching Grant Program update.
 - f. Dry Well clean out - received a single quote to complete work and board has requested Brown obtain-additional quotes.
 - g. Standpipe at the north Mulberry/Santa Anna corner currently has no lock in place. Requested Brown get quotes to perform work.
 - h. Weather-based Controller- We have an opportunity to get a \$400 rebate if we install a - weather-based controller. Terry (Aztec landscaping) recommends updating and he will look into options available that suit Pecos Vistas requirements.
 - i. Terry to plant complementary plants along Dobson.
 - j. Terry to remove hitchhiker plants in shrubs along north side of park.
- D. Property Tax Status
 - a. Received payment of \$369.00.
 - b. First payment sent to Jomar and not forwarded. State to reissue check for \$2,300, should be available by March 17th. Diana to monitor.
 - c. All refund checks will be scanned and forwarded to the Board.

- d. \$4.06 outstanding tax-Diana will pull payment receipts to determine if we paid. Documentation to be forwarded to Tax Assessor's Office. If documentation not found, pay tax and mail with form Laura provided to Diana.

E. Financial Updates

- a. Approved January financials pending updates for \$45.00 credit, GL 6350 summary status, and re-classify \$15.00 from GL 7890 to 7295.
- b. Cathy requested trial balances to be sent with monthly financials.

F. Old Business

- a. Youth Cleanup Effort scheduled for March 6th.

- G. New Business: Discussion on A.R.S. 33-1810. Laura to follow-up on compilation requirements. Cathy to get quote from an accountant for tax preparation and compilation completion.

Motion to adjourn voted 3- 0. Adjourned at 8:50 PM.