

**Pecos Vistas Homeowners Association**  
**Open Meeting Minutes**  
**January 20th, 2009**

**Meeting Called to Order:** 7:09PM by President Manella

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

**Agenda Items**

- A. Approved November 18th, 2008 Open Meeting Minutes
- B. Homeowner Forum
- C. ARC
  - a. Bernie has resigned from the Architectural Review Committee. No outstanding items at this time.
  - b. Vicky provided a summary of the requests for 2008.
- D. Landscape/Park Updates
  - a. Retention area - Board approved up to \$150.00 to plant myoporium to reduce water damage. Terri at Aztec will install.
  - b. Dobson/Willis Irrigation Quotes - received quotes of \$6,700 and \$5,500 to correct water pressure problem.
  - c. Vicky will obtain additional quotes for the minor vacuum breaker irrigation leak at the park.
  - d. Graffiti on light post and trashcan has been removed.
  - e. Backflow/water meter service report is available. Community Manager will provide report.
  - f. Approved up to \$30 to repaint the water cage near the park play structure. Diana to provide Vicky with water meter service provider and a copy of our last backflow test.
- E. Property Tax Status
  - a. Brown will follow up on status of refund check.
- F. Financial Updates
  - a. November financials approved pending legal fee correction (\$105 vs. \$150 reimbursement).
  - b. December financials approved pending legal fee reimbursement of \$45.
  - c. It was noted that the Income and Expense Statement meets the statute requirement for our annual financial compilation.
- G. Old Business
  - a. Speed Bump Update - Dave Guthrie shared the cost and requirements to install and it was determined that this is not a viable option at this time due to cost and participation. Laura has the information packet.
  - b. Reserve Study tabled for now. Cost will be approx. \$375.

H. New Business

- a. Discussed goals for 2009.
- b. Vendor bonding/insurance verification is the responsibility of the management company.  
Brown will provide proof of insurance for Brown and Aztec Landscaping.

Motion to adjourn voted 5 - 0. Adjourned at 8:25 PM.