

Board Members Present: Alan Heikkala, Rick Dusterhoft, Jessica Ireland and Claire Pavlus and Diane Petteruti.

Kinney Management Services Representative: Debbie Tribioli

Call to Order: Meeting was called to order at 6:00 pm by Debbie.

Minutes

Diane motions to approve the October 19 2023 minutes with changes, Rick seconds, all approve.

Financial Review

Alan recaps the October 2023 Financials. Total income for October was \$23,959.47. Total Maintenance and Repair is \$26,078.44 paying the October and November landscape invoices. Total Parts and Supplies is \$93.58. Total Utilities is \$3,023.36 and Total Administrative is \$3,014.82. This makes the Total Operating Expenses for October \$32,210.20 giving the community a net loss of \$7,701.97 for the month. Total Liabilities and Capital is \$881,190.48. Claire motions to approve the financials, Rick seconds, all approve.

HOA BUSINESS

Lake Report

The lake report for October shows the association has a score of 38 good. This is a drop from the 44 excellent in September. This is possibly due to the bird population.

Liaison Report

- All water features are running
- Pumpman has agreed to warranty the broken pump because he is an authorized dealer. So, we will not have to ship the pump back to New Jersey
- Chuck shows the board the actual seal that failed on the pump
- Chuck shows the board the worn-out wiring for the lights at the fountains. Rick has ordered new lights.
- Chuck and Ed are still working on the pump clean out time line.
- Discussion about the holiday wreaths – Rick suggests adding an "I" bolt to attached to the wreaths with a locking cable.

Architectural Report

LOT #40 – 1881 Drake – approved to add rock to front yard

LOT #383 – 1809 Dava – white windows approved

New Business

- **Revive Tree Trimming Quote** – Board approves the quote with the following change, remove 1 sumac and add removing branches behind two homes on Hazelton.
- **Deca Quote** – Board tabled this quote for now.
- **Deca to do List** – Chuck to work with Deca on 1) providing the Board with an irrigation audit of irrigation around the loop, 2) doing a cut back/rejuvenation to all of the plants around the loop and removing any dead ones 3) to check on progress of the approved estimate for areas 2 & 3, 4) capping off sprinkler in section A of the most recent bid that included the ficus trees and 5) replacement of plants including types and cost in the medians.

Old Business

- **There is no old Business**

Open Discussion - There is no open discussion

Next meeting: The next meeting will be January 18 2024

As noted in writing on the agenda, the closed/executive session will begin after a brief recess. The Board of Directors will meet in closed/executive session pursuant to A.R.S. Section 33-1804 (a) (1, 3, and 5).

Adjournment: Jessica motions to adjourn, Alan seconds. The meeting adjourned at 8:24 pm