

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

**Kinney Management Services Representative:** Debbie Tribioli

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

### **Minutes**

Alan motions to approve the November 17 2023 minutes with changes, Rick seconds, all approve.

### **Financial Review**

Alan recaps the December 2023 Financials and notes that the November financials gave the association a \$9K gain for the month. Total income for December was \$35,172.00. Total Maintenance and Repair is \$21,317.85 which included tree removals and a pump repair. Total Parts and Supplies is \$235.63. Total Utilities is \$3,025.78 and Total Administrative is \$3,196.25. This makes the Total Operating Expenses for December \$27,775.51 giving the community a net gain of \$7,997.00 for the month. Total Liabilities and Capital is \$898,197.39. Alan motions to approve the financials, Rick seconds, all approve.

Alan motions to take \$100K from ISC 641 account and put it in a 24-month CD. Rick seconds, all approve. Alan will let the Board know the rate of the CD next week via email.

### **HOA BUSINESS**

#### **Landscape Report**

Mike from Deca Landscaping is present to speak to the Board. Here are the items that landscaping is doing:

- There are areas of patchiness in the overseeding – those are being tended to
- The grass was last fertilized on Jan 15<sup>th</sup>
- The Elliot corner is looking very nice
- Status of plants/trees is normal. Trim backs to the plants are coming – oleanders, lantana, yellow bells, bougainvillea, etc. This will most likely begin in February.
- Mike is currently working on the return line for the main pump
- Mike will be installing new red yuccas in the medians at his cost. Approximately 24 plants. Also installing new plants at the end caps.
- He will prepare a tree inventory for trimming purposes
- Broken irrigation by Ficus tree has been repaired.
- He has flushed and reconfigured the irrigation for the pots and palms near the Elliot water feature.
- A walk thru with the Board is scheduled for Saturday, February 10<sup>th</sup>.

#### **Lake Report**

The lake report for November shows the association has a score of 36 good and for December it is 27 good.

#### **Liaison Report**

- Wreaths were removed from water features and stored away.
- Pump rebuild is moving forward

- North McClintock water feature has extra chemicals added by Aquatic Consulting to help break down the foliage in the fountain, this accounts for the brown water color.
- Well Done Pump Repair is doing the work on the main pump and should have a crane out next week to remove it. Job should take 7-10 days. Cost for the job will be approximately \$16K – this is for the rebuild and the installation of steel plates.
- Fountain lights were cleaned.

### **Architectural Report**

LOT #49 – 1845 Drake – approved exterior painting

LOT 279 – 1920 Stephens – approved exterior windows

LOT #307 – 1944 Chilton – approved to raise RV gate 10 inches

### **New Business**

- **Pump Rebuild** – Alan motions to repair pump not to exceed \$2K. Rick seconds, all approve.
- **Email Request** – Board received an email request from 1910 McNair to have the HOA install additional trees/plants behind their house. Board is evaluating the irrigation prior to installing any new plants or trees.

### **Old Business**

- **There is no old business**

**Open Discussion** – One homeowner present discusses the community wall deterioration. Board explains it has been hard to find vendors but they are working on it.

**Next meeting:** The next meeting will be February 15 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 7:28 pm