

DREAMING SUMMIT HOMEOWNERS ASSOCIATION

P.O. BOX 25466

TEMPE, ARIZONA 85285

480-820-3451

Tuesday, January 24, 2017

Open HOA Board Meeting Minutes

Dreaming Summit Elementary School – Media Center

Homeowners: 7

- I. **Call to Order** at 7:40 PM. The meeting was properly noticed and a quorum present.  
Present: Directors: Chris Rix, Robert Nicholson, Caren Bailey, Mary Hunter,  
Walter Flynn  
Kinney Management Services, Deborah Hryb  
Sgt. Trowbridge
  
- II. **Review and Approve Opening Meeting Minutes**  
November 9, 2016 Open HOA Board Meeting Minutes  
  
Motion was made and seconded to approve the November 9, 2016, Open HOA Board Meeting Minutes as true and accurate. The motion was discussed and approved with a unanimous vote.
  
- III. **HOA Business –**
  - a. **Old Business**
    - i. Administrative  
Ratify Actions  
  
Unit 1 Wrought Iron Fence Repairs  
Motion was made and seconded to ratify repair of vandalized wrought iron fencing in Unit 1 in the sum of \$1,075 and paid from Operating. The motion was discussed and approved with a unanimous vote.

Bethany Home and Rose Lane Park Light Poles

**Motion was made and seconded to ratify and approve DECA invoice 172294 in the sum of \$9,259.94 for light pole and fixture at Bethany Home Park and DECA invoice 172393 in the sum of \$13,279 for light pole & fixture at Rose Lane Park to be paid from Operating. The motion was discussed and approved with a unanimous vote.**

ii. Common Area/Parks

Pet Waste Stations

Mary Hunter volunteered to work with KMS to identify the number of pet waste stations needed and locations to be used to obtain per item cost bids for Board review and consideration at the February meeting to include a map and spreadsheet.

iii. Landscaping

Bethany Home Park Storm Drain Maintenance

**Motion was made and seconded to approve the proposal from Careescape Landscape Management Company in the sum of \$11,352.50 to be paid from Operating. The motion was discussed and approved with a unanimous vote.**

**b. New Business**

iv. Administrative

Annual Monument Flags

**Motion was made and seconded to renew the monument flags in the sum of \$375 to be paid from Operating. The motion was discussed and approved with a unanimous vote.**

DRC Application Timeline and Process

The Board directed KMS all DRC applications received must be processed and mailed within two (2) business days of receipt to ensure the Committee has adequate time to meet and review.

- v. Landscaping  
Tree Removal

**Motion was made and seconded authorizing Walter Flynn and Mary Hunter to determine whether four (4) Acacia trees on Missouri in the Common Area will be removed as recommended by Somerset Landscape Maintenance. Upon inspection of the trees and root system Walter and Mary shall have the authority to approve removal in the sum of \$2,400 to be paid from Operating. The motion was discussed and approved with a unanimous vote.**

Wall Repairs

Common Wall behind 13331 Luke Avenue

**Motion was made and seconded to approve the proposal from BKB Painting in the sum of \$2,875 to be paid from Reserves to remove 14.5 feet of existing block wall, rebuild, tie, prime and paint both sides. The motion was discussed and approved with a unanimous vote.**

Common Wall behind 13713 Rovey Avenue

**Motion was made and seconded authorizing Walter Flynn and Mary Hunter to inspect and determine whether the homeowner's tree is undermining the wall. Upon inspection Walter and Mary shall have the authority to direct KMS to notice the Owner to remove the tree and approve the wall repair proposal from BKB Painting in the sum of \$2,675 to be paid from Reserves. The motion was discussed and approved with a unanimous vote.**

vi. Parks

Vandal Shields

The Board tabled this matter to the February meeting to allow KMS to gather additional information.

vii. Gated Communities

The Estates Monument Vandalism

**Motion was made and seconded to approve the proposal from BKB Painting in the sum of \$690 to be paid from Operating. The motion was discussed and approved with a unanimous vote.**

viii. Overlook Sign Damage – Bethany Home Road & 132<sup>nd</sup> Avenue

**Motion was made and seconded to approve the proposal from DECA in the sum of \$706.13 to be paid from Reserves. The motion was discussed and approved with a unanimous vote.**

**IV. Open Floor**

a. Residents

Topics from residents in attendance included:

- Barking Dogs
- Park Use for Training
- Party Wall Damage
- Request for Variance

b. Board

- Relocation of Bus Stops on 135<sup>th</sup> Avenue – The Estates
- Batting Cage Information for February packet

**V. HOA Business – Reports (If Time Permits)**

a. **Old Business**

Financial Reports – November & December 2016

**b. New Business**

**VI. Adjournment**

A motion was made and seconded to adjourn the meeting at 9:04 PM. The motion was approved by unanimous vote.

Recommence Open Session

**VII. Call to Order at 9:06 PM with a quorum present.**

**VIII. Nominating Committee Chairman**

Motion was made and seconded to remove Mary Hunter as Chairman and appoint Walter Flynn as her replacement. The motion was discussed and approved with a unanimous vote.

**IX. Adjournment**

There being no further business before the Board of Directors for Dreaming Summit Homeowners Association, motion was made and seconded to adjourn at 9:07 PM. The motion was approved with a unanimous vote.

Respectfully Submitted By:

*Deborah Hryb*

Kinney Management Services