

DREAMING SUMMIT HOMEOWNERS ASSOCIATION

P.O. BOX 25466  
TEMPE, ARIZONA 85285  
(480) 820-3451

Tuesday, October 17, 2017  
HOA Open Working Board Meeting Minutes  
Dreaming Summit Elementary  
Media Center

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- I. Call to Order at 7.05 PM. The meeting was properly noticed and a quorum present.  
Present. Directors: Walter Flynn, Mary Hunter, Todd Jakubowski  
Robert Nicholson absent with notice.  
Kinney Management Services, Deborah Hryb  
Sgt. Trowbridge
  
- II. 2018 Budget Workshop  
Budget discussions included.
  - o Expense adjustments to Security Planning, Trees, Shrubs, Plants and Reserve Contributions.
    - Security planning adjustments included rate increase, holiday pay, cellular service and additional patrols. In separating security and cameras, eliminating board meeting attendance the annual cost was reduced by \$9,684.
    - Trees, shrubs and plants reduced by \$5,500. The annual expenses budgeted include large tree trimming, tree removals, root barriers and crown trimming/thinning 153 trees adjacent to walls.
    - No reserve contributions budgeted in 2018 based on several factors including current percent funded, projected expenses in 2018 and outcome of updated studies in progress.
  - o Reviewed and discussed income required based on year-to-date totals, delinquencies and expenses.
    - Discussed an 8.5% increase in Residential Assessments due to rate increases in utilities, insurance and taxes. Residential Assessments would increase from \$61.35 to \$66.57 per month per Lot.
    - Budgeted delinquencies of 8%.
    - No change in Rural Metro Assessment.
    - Republic Services Assessment would remain \$15.31 per month per Lot.
    - LPSCO Assessment would increase from \$44.07 to \$57.58 due to rate increase.

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- Reviewed Association Assessment Rate History.

**2013.**

- ✚ The HOA Master Assessment reduced by \$0.50 from \$68.80 to \$68.30.

HOA Assessment \$68.30

LPSCO \$50.31

Republic Services \$16.72

**2014.**

- ✚ The HOA Master Assessment increased from \$68.30 to \$72.88 due to a 14% rate increase by LPSCO. There will be an increase of \$7.04 in Liberty Water Sewer, a \$0.49 increase in Republic Services, and a \$2.48 increase for parcel U3B-1 Promenade.

HOA Assessment \$72.88

LPSCO \$57.35

Republic Services \$17.21

**2015.**

- ✚ The HOA Master Assessment decreased from \$72.88 to \$66.02 primarily due to applying a credit of \$4.67 a month from the operating fund. Additional reductions included a \$2.87 decrease in LPSCO, a \$1.80 decrease in Republic Services, and a \$2.73 increase for parcel U3B-1 Promenade.

HOA Assessment \$66.02

LPSCO \$54.48

Republic Services \$15.41

**2016.**

- ✚ The HOA Master Assessment decreased from \$66.02 to \$61.35 primarily due to applying a credit from the operating fund. Additional reductions included a \$10.41 decrease in LPSCO, a \$0.26 decrease in Republic Services, a \$10 increase for parcel U2B-3 and a \$3.00 increase for parcel U3B-1.

HOA Assessment \$61.35

LPSCO \$44.07

Republic Services \$15.15

**2017.**

HOA Assessment \$61.35

LPSCO \$44.07

Republic Services \$15.31

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III. November 14, 2017 Budget Workshop

Budget discussions will include:

- Final review of 2018 Master budget expenses and income
- Review of 2018 Village budgets for 2B-3, 3A, and 3B-1

IV. Adjournment

There being no further business before the Board a motion was made and seconded to adjourn the meeting at 8:31 PM. The motion was discussed and approved with a unanimous vote.

Respectfully Submitted By:

*Deborah Hryb, Community Manager*

Kinney Management Services