

**DREAMING SUMMIT HOMEOWNERS ASSOCIATION**

**P.O. BOX 25466**

**TEMPE, ARIZONA 85285**

**480-820-3451**

**Tuesday, November 28, 2017**

**Open HOA Board Meeting Minutes**

**Dreaming Summit Elementary School – Media Center**

**Homeowners: 13**

- I. Call to Order** at 7:30 PM. The meeting was properly noticed and a quorum present.

Present:

Directors: Walter Flynn, Robert Nicholson, Todd Jakubowski, Lyn Adams  
Mary Hunter absent with notice  
Kinney Management Services, Deborah Hryb  
Countywide Security

- II. Review and Approve Opening Meeting Minutes**

October 24, 2017 Open HOA Board Meeting Minutes

**Motion was made and seconded to approve the October 24, 2017, Open HOA Board Meeting Minutes as true and accurate. The motion was discussed and approved with a unanimous vote.**

November 14, 2017 Open HOA Working Board Meeting Minutes

**Motion was made and seconded to approve the November 14, 2017, Open HOA Working Board Meeting Minutes as true and accurate. The motion was discussed and approved with a unanimous vote.**

**HOA Business –**

**A. Old Business**

- i. Administrative

Ratify Emergency Action

**Backflow Replacement**

**Motion was made and seconded to ratify and approve emergency backflow replacement in the sum of \$740 to be paid from Reserves. The motion was discussed and approved with a unanimous vote.**

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### **2018 Master Operating Budget**

KMS reported the current Countywide Security schedule is approximately 59 hours a week. Monday through Thursday, Saturday & Sunday 8 hour shifts and Friday 11 hour shift excluding board meeting attendance.

President Flynn addressed the members present the Treasurer, Mary Hunter asked he speak to the record in her absence.

### **Speaking to the Record Regarding Security**

As the vote is approaching for the approval of the 2018 budget and there have been concerns expressed regarding security line item for the upcoming year, I want to remind the Board that at the time the proposal was made for the security cameras it was agreed that with this enhanced method that we could offset some of the expense in the Countywide expense. The Countywide proposal reflects a \$5.00/hr. increase and a holiday rate of \$75.00/hr. In reviewing the holiday security reports for Christmas 2016 and all of 2017, those reports submitted by Countywide officer on duty reflects those periods to be pretty much uneventful. In the case of an incident, District 2 is contacted and dispatched for a call with Dreaming Summit's officer on duty as backup.

Comparing our security to other communities, we are the only one that has the extensive programs and equipment. We almost double the amount of hours that the next highest does. That community has 35 hours of patrol and no community has an officer in attendance at meetings.

I realize that some may be concerned that situations could arise at a meeting and that is why the additional officer is retained for a minimum of four (4) hour charge at \$50.00/hr. The Countywide officer on duty could promptly be dispatched should the need arise. For any concerned for departure at the end of a meeting, we could request that the officer on duty could promptly be dispatched for the departures at the end of a meeting, thus eliminating a Six Thousand Four Hundred Dollar (\$6,400.00) security expense and enabling us to reel in some costs for the upcoming year.

I ask fellow board members to reconsider their position on this added expense.

The association's current Countywide Security schedule is 59 hours a week. It is proposed to reduce it to 56 hours a week at \$50/hour for an annual cost of \$145,600 plus 8 holiday rate adjustments in the sum of \$1,600 and annual cell phone service of \$588 for a total annual expense of \$147,788. The budgeted expense excludes board meeting attendance.

**Motion was made and seconded to reduce Countywide Security to 56 hours a week and terminate board meeting attendance. The motion was discussed and approved by majority vote, 3 Yes and 1 no.**

2018 Master Operating Budget:

✚ Projected Income	\$2,909,047.08
8% Delinquency	
✚ Projected Expenses	\$2,909,047.04
Maintenance & Repair	\$596,338.68
Parts & Supplies	\$154,500.00
Utilities	\$1,635,663.40
Administrative	\$444,084.96

**Motion was made and seconded to approve the 2018 Master Operating budget. The motion was discussed and approved with a unanimous vote.**

**2018 Village Budgets**

**2B-3 Village – 93 Lots**

✚ Projected Income	\$63,408.00
8% Delinquency	
✚ Projected Expenses	\$38,688.00
✚ Reserve Contributions	\$24,720.00

**Motion was made and seconded to approve 2018 2B-3 Village budget. The motion was discussed and approved with a unanimous vote.**

**3A Village – 188 Lots**

✚ Projected Income	\$100,632.00
5% Delinquency	
✚ Projected Expenses	\$24,984.00
✚ Reserve Contributions	\$75,648.00

**Motion was made and seconded to approve 2018 3A Village budget. The motion was discussed and approved with a unanimous vote.**

**3B-1 Village – 79 Lots**

✚ Projected Income	\$37,428.00
3% Delinquency	
✚ Projected Expenses	\$12,768.00
✚ Reserve Contributions	\$24,660.00

**Motion was made and seconded to approve 2018 3B-1 Village budget. The motion was discussed and approved with a unanimous vote.**

### **2018 Assessment Rates**

An increase of \$5.22 in the HOA Master Assessment due to a 4.5% increase in electric, 12.6% increase in water, insurance and taxes.

No change in the Rural Metro bulk contract fee or Republic Services bulk contract fee for trash.

LPSCO Assessment increase of \$13.51 due to 31.4% bulk sewer contract increase.

An increase of \$5.42 for 2B-3 Village Fee, an increase of \$4.13 for 3A Village Fee, and an increase of \$3.63 for 3B-1 Village Fee.

Beginning January 1, 2018, the HOA Master Assessment will increase to \$66.57, LPSCO Sewer Assessment will increase to \$57.58, 2B-3 Village Fee will increase to \$59.59, 3A Village Fee will increase to \$45.39 and 3B-1 Village Fee will increase to \$39.93.

**Motion was made and seconded to approve the 2018 Assessment Rates. The motion was discussed and approved with a unanimous vote.**

ii. Gated Communities

**Motion was made and seconded to approve option 1 proposed by Influential Engineering to fabricate and install a light shield on the south entrance light pole in 2B-3 in the sum of \$1,550 to be paid from Operating. The motion was discussed and approved with a unanimous vote.**

III. **New Business**

i. **Administrative**

**2018 Meeting Dates reserved at Dreaming Summit Elementary**

Tuesday, January 23, 2018	Board Meeting
Tuesday, February 20, 2018	Annual Meeting
Tuesday, February 27, 2018	Board Meeting
Tuesday, March 27, 2018	Board Meeting
Tuesday, April 24, 2018	Board Meeting
Tuesday, May 15, 2018	Board Meeting

**Motion was made and seconded to approve January through May 2018 meeting dates. The motion was discussed and approved with a unanimous vote.**

**Overnight Parking Inspections**

Weekly – covers the whole community twice a month

Inspection report provided the morning following inspection via email in Excel

Every violation photographed and retained for two (2) years

Photographs provided on an as-needed-basis for legal

**Motion was made and seconded to approve the contract with Premier Parking Solutions in the sum of \$998 a month to commence January 1, 2018. The motion was discussed and approved with a unanimous vote.**

ii. Common Area Maintenance

**Wall Access**

The Board tabled this matter to the December meeting to allow KMS to obtain more detail from the contractor.

**Flagstone Column Repairs – Dreaming Summit II**

**Motion was made and seconded to approve the proposal from BKB Painting in the sum of \$965 to be paid from Operating. The motion was discussed and approved with a unanimous vote.**

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#### **Transformer Replacement**

Motion was made and seconded to approve the proposal from DECA SW to replace the transformer located at Dysart & Missouri (S2) in the sum of \$339.89 to be paid from Operating. The motion was discussed and approved with a unanimous vote.

#### **IV. Open Floor**

##### **a. Residents**

Topics from residents in attendance included:

- Landscaping – cap drip emitters Unit 1
- Street Parking – Visitor Parking
- Vacation Rentals
- Report raised sidewalk in Retreat to County
- Email reminder to Accounting – Owner Statements
- Email security speeding complaints along Rose Lane and Bethany Home Road (traffic enforcement)

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

##### **a. Old Business**

Financial Reports – October 2017

#### **VI. Adjournment**

A motion was made and seconded to adjourn the meeting at 9:35 PM. The motion was approved by unanimous vote.

Respectfully Submitted By:

*Deborah Hryb*

Kinney Management Services