

DREAMING SUMMIT HOMEOWNERS ASSOCIATION

P.O. BOX 25466

TEMPE, ARIZONA 85285

480-820-3451

Tuesday, February 28, 2017

Open HOA Board Meeting Minutes

Dreaming Summit Elementary School – Media Center

Homeowners: 11

- I. **Call to Order** at 8:04 PM. The meeting was properly noticed and a quorum present.

Present: Directors: Chris Rix, Robert Nicholson, Walter Flynn, Mary Hunter
Caren Bailey absent with notice
Kinney Management Services, Deborah Hryb
Sgt. Trowbridge

- II. **Committee Appointments**

Design Review Committee Appointments

Motion was made and seconded to appoint board member, Walter Flynn Chairman, Ed Logan and Todd Jakubowski, members and board member, Caren Bailey as the alternate member to the DRC for a term of 1 year. The motion was discussed and approved with a unanimous vote.

Association Website Appointment

Motion was made and seconded to appoint Rick Geiger Chairman of the Dreaming Summit website for a term of 1 year. The motion was discussed and approved with a unanimous vote.

Nomination Committee Appointment

Motion was made and seconded to appoint a Nomination Committee to serve from the close of the February 28, 2017 Annual Meeting of the Members to the close of the 2018 Annual Meeting. The Nominating Committee appointed shall consist of Mary Hunter, board member as Chairman, and Lynn Adams and Amanda Jakubowski, members. The motion was discussed and approved with a unanimous vote.

III. Review and Approve Opening Meeting Minutes

January 24, 2017 Open HOA Board Meeting Minutes

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

IV. HOA Business –

a. Old Business

- i. Administrative
Request for Variance

Motion was made and seconded to reverse the Design Review Committee denial of the batting cage. The motion was discussed and approved with a unanimous vote.

- ii. Parks
Vandal Shields

Motion was made and seconded to approve the proposal from DECA for the installation of vandal shields at San Juan Park and Rose Lane Park in the sum of \$1,022.33 to be paid from Operating. The motion was discussed and approved with a unanimous vote.

Park Ramada Electric Covers

Motion was made and seconded to approve the proposal from DECA to replace all 5 missing Park Ramada electrical covers in the sum of \$440.63 to be paid from Operating. The motion was discussed and approved with a unanimous vote.

b. New Business

- iii. Administrative
2016 Association Financials

Motion was made and seconded to approve the engagement letter from Jensen CPA firm to prepare a compilation of the association's cash basis financial statements for the period ending December 31, 2016 and for the income tax preparation in the sum of \$1,500 to be paid from Operating.

The motion was discussed and approved with a unanimous vote.

- iv. Landscaping
Annual Mature Tree Trimming

Motion was made and seconded to approve the Somerset Landscape proposal to trim/thin 100 Willow Acacia, 120 Mesquites and 125 Sisso Trees in the sum of \$30,750 to be paid from Operating. The motion was discussed and approved with a unanimous vote.

Rejuvenation Cutback Request

Motion was made and seconded to approve rejuvenation cutback request from Somerset Landscape. The motion was discussed and approved with a unanimous vote.

2017 Plant & Tree Replacements

Motion was made and seconded to approve the Somerset Landscape "priority one" proposal to replace 686 plants [first 150 at cost] in the sum of \$2,390.50 to be paid from Operating. The motion was discussed and approved with a unanimous vote.

Tree Removal

Motion was made and seconded to approve the Somerset Landscape proposal to remove a large tree too close to the wall causing damage on Dysart Road in the sum of \$500 to be paid from Operating. The motion was discussed and approved with a unanimous vote.

- v. Common Area Maintenance
Wall Repairs

Motion was made and seconded to approve the proposal from BKB Painting to remove & replace 15x6 panel of block wall, a 90SF panel, 1 75SF section next to pillar, remove & replace cap, replace 26 blocks on top, install rebar & wire ladders and paint in the sum of \$3,875 to be paid from Reserves. The motion was discussed and approved with a unanimous.

Resident Request – Rear Yard Harvest Fruit Trees/Gardens

KMS to address upon request under landscape maintenance/nuisance use restrictions.

V. Open Floor

- a. Residents

Topics from residents in attendance included:

- Party Wall Maintenance Responsibility
- Pest Activity on Private Property: Mice, Rats, Gophers

- b. Board

- Fast Track Violations: Vacation Rentals, Portable Basketball Goals in front yard, Trailer, RV's vehicles in rear yard/access drive, vehicles blocking sidewalks

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- 2017 Master Budget to be prepared by KMS accounting pursuant to the approved minutes
- January and February 2017 financial statements for the March meeting

VI. HOA Business – Reports (If Time Permits)

a. Old Business

Financial Reports

b. New Business

VII. Adjournment

A motion was made and seconded to adjourn the meeting at 9:52 PM. The motion was approved by unanimous vote.

Respectfully Submitted By:

Deborah Hryb

Kinney Management Services