

DREAMING SUMMIT HOMEOWNERS ASSOCIATION

P.O. BOX 25466

TEMPE, ARIZONA 85285

480-820-3451

Tuesday, April 25, 2017

Open HOA Board Meeting Minutes

Dreaming Summit Elementary School – Media Center

Homeowners: 11

- I. **Call to Order** at 7:39 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**
March 21, 2017 Open HOA Board Meeting Minutes
Motion was made and seconded to approve the March 21, 2017, Open HOA Board Meeting Minutes with corrections as true and accurate. The motion was discussed and approved with a unanimous vote.

- III. **HOA Business –**
 - A. **Old Business**
 - i. **Administrative**
Ratify Emergency Action
South Booster Pump
Motion was made and seconded to ratify and approve the replacement of the original motor in the sum of \$2,141.54 to be paid from Reserves. The motion was discussed and approved with a unanimous vote.

2017 Master Association Budget
Motion was made and seconded to approve the 2017 Master Association Budget spreadsheet prepared by Kinney Management Services. The motion was discussed and approved with a unanimous vote.

2017 Board Meeting Dates and Locations

Motion was made and seconded to approve the remaining 2017 Board Meeting dates and locations with the addition of three Working Budget Meeting dates. The motion was discussed and approved with a unanimous vote.

Tuesday, June 27, 2017 Barbara Robey
Tuesday, July 25, 2017 Barbara Robey
Tuesday, August 22, 2017 – Dreaming Summit
Tuesday, September 26, 2017 – Dreaming Summit
Tuesday, October 24, 2017 – Dreaming Summit
Tuesday, November 28, 2017 – Dreaming Summit
Tuesday, December 19, 2017 – Dreaming Summit
Tuesday, Sept 19, 2017 – Working Budget Meeting
Tuesday, Oct 17, 2017 – Working Budget Meeting
Tuesday, Nov 14, 2017 – Working Budget Meeting

Variance Request

Motion was made and seconded to deny variance gate request. The motion was discussed and approved with 3 Yes Votes and 2 Abstentions.

B. Parks

i. Vandal Shields

Motion was made and seconded to approve amended proposal 5027-1 from DECA for three vandal shields in the sum of \$1,116.28 to be paid from Reserves. The motion was discussed and approved with a unanimous vote.

Park Rules

Motion was made and seconded to require \$100 cleanup deposit for all reservations of 20 or more. The motion was discussed and approved with a unanimous vote.

New Business

i. Common Area Maintenance

Wrought Iron Fence Repairs

Motion was made and seconded to approve the BKB Painting proposal to remove and replace 19 panels and 9 posts in the sum of \$8,630.00 to be paid from Reserves. The motion was discussed and approved with a unanimous vote.

Block Wall Repairs

13626 Keim Court

Motion was made and seconded to approve BKB Painting proposal to remove & replace 120 square feet of wall including ladder wire, rebar, grout every three feet and paint in the sum of \$3,175 to be paid from Reserves. The motion was discussed and approved with a unanimous vote.

5916 131st Drive

Motion was made and seconded to approve BKB Painting proposal to remove & replace 660 square feet of wall, 325 square feet of retaining wall, & rebar using colored block to match in the sum of \$12,750 to be paid from U3A Reserves. The motion was discussed and approved with a unanimous vote.

Motion was made and seconded to pre-authorize Vice President Walter Flynn to approve an additional sum of \$3,750 to be paid from U3A Reserves to replace damaged footings upon verification, if necessary. The motion was discussed and approved with a unanimous vote.

Bethany Home Park Ramada Roof Repairs

Motion was made and seconded to approve the proposal from Paramount Roofing in the sum of \$650 to be paid from Operating. The motion was discussed and approved with a unanimous vote.

2017 Paint Project

The Board reviewed at length proposals from five licensed, bonded and insured paint contractors. The proposals including painting of all common area block walls, wrought iron fencing, 5 entrance monuments, 5 park Ramada's, 23 backflow cages, headwall railings, drainage culverts and large utility boxes.

Motion was made and seconded to approve the proposal from Certa Pro Painting in the sum of \$159,424.66 to be paid from Reserves. Funds will be paid in increments based on completion over a period of 3 months weather permitting. The motion was discussed and approved with a unanimous vote.

ii. Landscaping

Root Barrier

Motion was made and seconded to approve the proposal from Somerset Landscape to install a 20 foot root barrier along Bethany Home Road west of Castano Drive in the sum of \$800 to be paid from Operating. The motion was discussed and approved with a unanimous vote.

Annual 404 Wash Maintenance

Motion was made and seconded to approve the proposal from Somerset Landscape to remove weeds, trim back vegetation and maintain a 3 foot fire break from walls in the sum of \$15,000 to be paid from Operating. The motion was discussed and approved with a unanimous vote.

iii. Administrative

Wall Request – Dreaming Summit III

The Board directed KMS to obtain bids to raise common wall on west side of 136th Drive to either add to existing wall with header or match wall on east side for Board review at May meeting.

iv. Gated Communities

Add Lighting to Seven Gate Entrances

Motion was made and seconded to approve the proposal from Influential Engineering to install a 20 foot LED pole light to the seven gated entrances in the sum of \$19,838 to be paid from Operating. The motion was discussed and approved with a unanimous vote.

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IV. Open Floor

a. Residents

Topics from residents in attendance included:

- Irrigation Complaint related to Time and Duration
- Additional Community Lighting – Bus Stops
- Covered Shelters – Bus Stops

b. Board

V. HOA Business – Reports (If Time Permits)

a. Old Business

Financial Reports

b. New Business

VI. Adjournment

A motion was made and seconded to adjourn the meeting at 9:53 PM. The motion was approved by unanimous vote.

Respectfully Submitted By:

Deborah Hryb

Kinney Management Services