

DREAMING SUMMIT HOMEOWNERS ASSOCIATION

P.O. BOX 25466

TEMPE, ARIZONA 85285

(480) 820-3451

Tuesday, September 19, 2017

HOA Open Working Board Meeting Minutes

Dreaming Summit Elementary

Media Center

Homeowners 2

- I. Call to Order at 7:06 PM. The meeting was properly noticed and a quorum present.

Present: Directors: Walter Flynn, Todd Jakubowski, Mary Hunter, and Robert  
Nicholson  
Caren Bailey absent with notice.  
Kinney Management Services, Deborah Hryb  
Countywide Security, Sgt. Trowbridge

- II. 2017 Budget Workshop

Budget discussions included:

- o Year-to-date totals through July 31, 2017
- o Contract increases:
  - Republic Services – Annual to \$303,735.60
  - Insurance – Annual to \$25,000
  - Countywide Security – Hourly Rate
- o Operating expense increases:
  - Electric – 4.5% effective August 19, 2017
  - Water – 12.6%
  - LPSCO – 31.4%
  - Property Taxes including CAGR – Annual \$186,000
- o Operating expense decreases:
  - Pest Control – Annual by \$999.96
  - Vandalism – Annual by \$4,000
  - Landscape/Storm Damage – Annual by \$1,500
  - Sprinklers/Irrigation – Annual by \$2,400
  - Fertilizer – Annual by \$6,000

Sand – Annual by \$1,500

Misc. Supplies – Annual by \$2,400

Collections – Annual by \$24,000

Liens – Annual by \$4,400

Meeting Room Rental – Annual by \$340

Copies – Annual by \$3,600

Postage – Annual by \$3,700

Annual Coupons – Annual by \$1,000

Reserve Study – Annual by \$240

Incomes Taxes – Annual by \$1,735

- Reserve contributions – Annual \$156,000

Reserve Interest – Annual \$1,740

Resale Transfer Fee – Annual \$39,000

There are no contract increases in 2018 for Landscape Maintenance, Pest Control, Pump Maintenance, Light Maintenance, Playground Maintenance & Inspection, Rural Metro, and Management.

III. Review 2016 & 2017 expense detail included:

- Maintenance & Repair including security planning, pest control, booster pump maintenance, contract services, vandalism, and landscape storm damage.
- Parts & Supplies including irrigation, fertilizer, seed, sand, 404 Wash maintenance, trees, shrubs & plants, lighting, and rec supplies.
- Utilities including electric, water, fire protection, trash collection and sewer.
- Legal including lawsuits, legal opinions and violations.
- Administrative including collections, liens, meeting room rental, insurance, audit, management, copies, postage, records storage, coupons, reserve study, mailings, and income/property taxes.

IV. October 17, 2017 Working Meeting

Budget discussions will include:

- o Final determination on 2018 Security Planning expense and Trees, Plants & Shrubs expense
- o Review 2018 assessment rates based on projected income and delinquencies

V. Adjournment

There being no further business before the Board a motion was made and seconded to adjourn the meeting at 10:10 PM. The motion was discussed and approved with a unanimous vote.

Respectfully Submitted By:  
*Deborah Hryb, Community Manager*  
Kinney Management Services