

DREAMING SUMMIT HOMEOWNERS ASSOCIATION

P.O. BOX 25466

TEMPE, ARIZONA 85285

(480) 820-3451

Tuesday, September 18, 2018

HOA Open Working Board Meeting Minutes

Dreaming Summit Elementary

Media Center

Homeowners 0

- I. Call to Order at 7:00 PM. The meeting was properly noticed and a quorum present.

Present: Directors: Mary Hunter, Jack Stromberg, Joy Mernagh  
Todd Jakubowski absent with notice  
Trevor Farmer absent with notice  
Kinney Management Services, Deborah Hryb

- II. 2019 Budget Workshop

Budget discussions included:

- o Year-to-date totals through August 31, 2018
- o Contract increases:
  - Republic Services – Annual to \$307,162.80
- o Operating expense increases:
  - Landscape Contract – pending
  - Misc. Landscape/Storm – pending
  - Sprinkler/Irrigation – pending
  - Fertilizer – pending
  - Seed – pending
  - 404 Wash Maintenance – pending
  - Web Hosting – Annual \$300
  - Reserve Study – Annual by \$3,360 (3-year loyalty plan)
- o Operating expense decreases:
  - Security Planning – Annual by \$85,068
  - Security Cameras – Annual by \$12,599.16
  - Parking Inspections – Annual by \$6,180
  - Booster Pump Maintenance – Annual by \$2,404
  - Vandalism – Annual by \$1,200
  - Lighting – Annual by \$3,600

Dreaming Summit Homeowners Association

Liens – Annual by \$2,799.96

Postage – Annual by \$1,200

Records Storage – Annual by \$220

- o Reserve contributions – Annual \$191,580

Reserve Interest – Annual \$1,920

Resale Transfer Fee – Annual \$39,600

There are no contract increases in 2019 for Pest Control, Pump Maintenance, Light Maintenance, Playground Maintenance & Inspection, Rural Metro, and Management.

III. Review 2017 - 2018 expense detail included:

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

IV. October 16, 2018 Working Meeting

Budget discussions will include:

- o Final determination on 2019 Landscape Contract/Expenses
- o Review 2019 assessment rates based on projected income and delinquencies
- o Review of 2019 Village budgets & assessment rates

V. Adjournment

There being no further business before the Board a motion was made and seconded to adjourn the meeting at 8:34 PM. The motion was discussed and approved with a unanimous vote.

Respectfully Submitted By:

*Deborah Hryb, Community Manager*

Kinney Management Services