

**ALTA VISTA HOA  
BOARD OF DIRECTORS MEETING  
MARCH 5, 2024  
OPEN MEETING MINUTES**

**CALL TO ORDER:** 5:31PM

**ATTENDANCE:** Abdurazak Abdurhman and Carl Gutierrez for the HOA Board (Krystal Harding has resigned); Jayna Van Den Einde for Kinney Management Services and 3 homeowners in attendance.

**MINUTES:** Motion to approve the July 2023 Open Session Minutes by Abdul; Carl seconded and all say "I".

**FINANCIALS:** January 2024. Monthly Assessments were down due to a timing issue. December financials were over budget and Jayna believes this to be homeowners paying 2024 in part or in full in advance. On the Expense side, we ended our Landscape contract with Gothic and have hired a new company. There is a slight difference in the contracted monthly maintenance pricing, and Gold Medal's contract will begin in February. So, we did experience a savings to budget for January due to the transition. All expenses were in line with the exception of Water, due to the additional watering for the Rye grass overseed. Jayna asked if there were any questions about the financials. There were none.

**OLD BUSINESS** (5 MINUTE UPDATE ONLY)

A. There were no unresolved outstanding items, so no Old Business to be discussed.

**NEW BUSINESS**

- B. The HOA had asked for two separate proposals be received from Gold Medal Landscape. The first was for the monthly maintenance contract. That was provided and approved by the HOA. The second bid requested was for Gold Medal to facilitate all front yard and common areas to maintain a more consistent look throughout the community. That proposal was for \$2,630 per month. This would require an increase to each homeowner's Monthly Assessment to accommodate the contracted increase of \$25-\$35 per month. Jayna asked the members to speak to the proposals. Abdul stated that the benefit is that for those who do not maintain their landscape and to provide the consistency throughout the community. He also mentioned that this is a much more affordable alternative than homeowners individually utilizing a service. Abdul stated that he was paying approximately \$90 per month to his current service provider. Carl agreed to the benefits of having the consistency and maintaining the appeal. Carl asked how this would be put forward to the homeowners. Jayna said a ballot and corresponding literature detailing the proposal would be sent. 2/3rds (30 out of 45) of the homeowners would need to approve for the ballot to be carried. Jayna asked if the homeowners in attendance would care to comment. A homeowner asked if they want to continue to maintain their own yard if that be an option? Jayna did not know if it would be possible to opt in or out. She would ask Gold Medal for the specifics.
- C. A homeowner inquired as to the process of violating a homeowner on a CC&R issue. Jayna reviewed 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> violations process and fines before a matter would be sent to the attorney for Cease and Desist, etc.
- D. Krystal Harding has resigned her position on the HOA Board of Directors. If anyone would be interested in volunteering, or know of anyone interested, please contact Jayna regarding that.

## **HOMEOWNER SESSION**

**(5 MINUTE UPDATE ONLY)**

Jayna asked if any of the homeowners had questions or concerns that they want to discuss.

A homeowner inquired about a neighbor that appears to have up to 6 vehicles. Jayna asked if she would send photos and the address of the home, Jayna would be able to follow up with a violation to that homeowner.

Carl had observed a vehicle go in the entrance gate and exited the side gate without stopping in the community. Jayna shared that the request had been sent out to the homeowners to acquire their information and that once an acceptable number of submissions had been received that they would be sent to the gate provider to enter the information and scrub the system. Abdul stated that the information should be sent and the system reset.

A homeowner asked why there was an increase to the monthly assessment. Jayna responded that increases in landscaping, utilities, insurance, etc. increased therefore the assessment had to be increased to accommodate the rising expenses.

A homeowner wanted to say thank you for addressing the concerns with the group homes creating situations in the community. Jayna responded that the HOA Board was instrumental in working with KMS and legal counsel to get the required documentation out to these homes and for getting the required documents returned.

There were no other questions, comments or concerns.

## **ADJOURNMENT:** 6:03pm

\*\*\*\*\*Planned Communities Act New Legislation:

The board is adjourning to go into the closed session and will be discussing items:

Personal Financial Information ARS Section 33-1804(A)(4)

Pending or contemplated litigation Section 33-1248(A)(2)