

MOUNTAIN SHADOWS HOMEOWNERS ASSOCIATION
Board of Directors Meeting Minutes
14 April 2018

Board Members Present Celia Hart – President
 Dick Ressler - Treasurer
 Frank Krall – Buildings
 Kinga Marcinkowski - Pools
 Ron Zahoryin – VP and Secretary
 Ed Maiuro – Landscaping
 Scott Saunders – Security

Office Manager JoAnn Williams – Office Manager

Board Member Absent Bob Stolhand - Streets

The budget meeting was called to order at 8am in the onsite office and the board meeting was called to order at 9am.

1. Budget Planning Meeting:

Dick Ressler as Treasurer made a motion to increase the HOA membership dues to \$350.00 per month and approve the FY2019 budget. Ed Maiuro 2nd, Motion passed.

2. Home Owner Forum:

None Present

3. Approval of Minutes:

Approval of the 17 February 2018 meeting minutes.

Scott Saunders motioned to approve the minutes, Ed Maiuro 2nd motion passed.

4. Treasurers Financial Report provided by Dick Ressler.

Accepted as reported.

Dick Ressler made a motion to move the 3 CD's that are expiring to a new account with the best available rate at time of maturity. Ron Zahoryin 2nd, motion passed.

5. Committee Reports:

All Committee reports were presented.

The Sewer Repair for 6037 Arroyo is previously approved and planned for May.

Tamarisk trees-City is working with Crossley residents on the required waivers and tree removal planning.

6. Old Business:

A. Paint warranty follow-up and repairs – The vendor is working with Frank Krall to make the necessary repairs to address the peeling paint issues beginning Tuesday, April 17, 2018.

B. Governing Documents– The required quorum response to the mailed ballots has not been received.

Ron Zahoryin made a motion to extend the governing documents balloting process and mail a second ballot to non-respondents the first of May if still necessary. Dick Ressler 2nd, Motion passed.

C. Newsletter in the planning process. Submissions required by 15 May.

D. Fountain status – pump was received damaged, a new pump is being procured.

- E. Golf Cart Repair (old abandoned maintenance cart)
Old cart is not economical to repair and should be disposed of. Ron Zahoryin made a motion to have William remove and test the batteries for use in our other carts and dispose of the old cart at no cost to the association. Frank Krall 2nd, Motion passed.
 - F. Reserve Study and budget planning.
The Board established a 5 year plan on capital improvements.
A reserve study is to be accomplished in the spring of 2019.
7. New Business:
- A. Liens and Foreclosures-no action.
 - B. HOA Documents and DocuSign or Digi Sign. At this time we are unable to use these services.
 - C. Tennis Courts – 2 bids to resurface the courts and wind screens was presented, further information was requested.
 - D. Board Member Ken Mardian resigned effective 27 March.
Ed Maiuro will continue with landscaping responsibilities. Kinga will assist when needed.
 - E. Advertising on Association Bulletin Board was discussed.
Ron Zahoryin made a motion to restrict posted notices to 3x5 cards with a 60 day max.
Any cards without a date posted on it will be removed and discarded. Ed Maiuro 2nd, motion passed.
 - F. Rental welcome packet suggestion was made by an owner and reviewed by the board.
 - G. Back patio landscape cleanup was discussed by the board.
 - H. Landscape service estimates were reviewed and approved.

The meeting was adjourned at 12 noon.

 Patricia Krall
President

Secretary

MOUNTAIN SHADOWS HOMEOWNERS ASSOCIATION
5 year capital improvement/replacement plan
14 April 2018

2019 Budget Year

Driveway/Pavement crack and seal (\$8,500)
Tennis Courts (\$12,000)
Desert Landscape conversion - continuing project (\$10,000)

2020 Budget Year

Desert Landscape conversion - continuing project (\$40,000)
Pool #2 refurbishment -Decking, tile and plaster – (\$27,000)

2021 Budget Year

Roadway Pavement Project Phase 1 (\$125,000)

2022 Budget Year

Carport Roofs (\$75,000)

2023 Budget Year

Pool TBD refurbishment -Decking, tile and plaster – (\$27,000)

2024 Budget Year

Roadway Pavement Project Phase 2 (\$125,000)

Note:

All costs are approximate and provide for planning purposes only.
This list is subject to modification and updates by the Board of Directors.