

Peak View Ranch Homeowners Association

PO Box 25466
Tempe, Arizona 85285
(480) 820-3451

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES NOVEMBER 18, 2020

Board Members Present: Tina Crook, John Cygan and Sandy Bausch

Board Members Absent: None – 2 Vacancies

Management Present: Betsy Andona, Community Manager - Kinney Management

Homeowner's Present: 2 homes represented

Call to Order: A quorum was established with three (3) out of five (5) Board members present. The meeting held virtually via Zoom was called to order at 6:08pm by Tina.

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the meeting minutes from the March 4, 2020 meeting with corrections made to the spelling of Tina's last name.

Financial Report: A motion was made, seconded and carried unanimously to approve the October 2020 Financials as presented.

Old Business:

- Peak View Ranch Website – Tabled at this time.

- Internet Update – Sandy gave an update about the internet service throughout the community. Manager to work with Sandy and Triad for service into the community.

New Business:

- 2021 Draft Budget/Annual Assessment – A motion was made, seconded and carried unanimously to accept the 2021 Budget presented and to NOT increase the monthly assessment; the assessment shall stay at \$30.00 per month.

- 2020 Audit Engagement Letter – A motion was made, seconded and carried unanimously to accept the Mansperger Patterson & McMullin, PLC engagement letter to complete the 2020 financial statements review and compilation for a total cost of \$600.00.

- 2021 Meeting Schedule – The Board will set the 2021 meeting dates after the Annual Meeting in February.

Additional Items: None at this time.

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Open Discussion:

- Design Review turn around time – John explained the process.

Next Meeting: The next meeting will be on February 3, 2021 at 6:00pm and will be the 2021 Annual meeting.

Adjournment: There being no further business to discuss the meeting was adjourned to Executive Session at 6:45pm.

Respectfully Submitted on Behalf of the Board of Directors for
Peak View Ranch Homeowners Association
Betsy Andona, CMCA, CCAM, CAAM
Community Manager
Kinney Management Services

Approved and Accepted – Signature by Board Secretary

Date