

Peak View Ranch Homeowners Association

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

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES NOVEMBER 15, 2021

Board Members Present: Tina Crook, John Cygan, Sandy Bausch, Katie Gibbons and Tim Eley

Board Members Absent: None

Management Present: Betsy Andona, Community Manager - Kinney Management

Homeowner's Present: 2 homes represented

Call to Order: A quorum was established with five (5) out of five (5) Board members present. The meeting held virtually via Zoom was called to order at 6:09pm by Tina.

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the meeting minutes from the June 30, 2021 meeting as presented.

Financial Report: A motion was made, seconded and carried unanimously to approve the October 2021 Financials as presented.

- Invoice(s) for Approval – None at this time.

Old Business: Community Guideline Updates – Tina condensed into one document for the Board to review as a whole. A motion was made, seconded and carried unanimously to approve the guideline updates. Tina will send a clean version to Manager to send to Attorney for final review.

New Business:

- Address Plaques – A discussion was held about drafting guidelines for alternative address plaque locations that are closer to the street and more visible.

- 2022 Budget – A motion was made, seconded and carried unanimously to approve the 2022 Budget as presented; there will be NO increase to the assessment.

- 2022 Projects:

- Wall Completion – Tim acquired a proposal for the wall completion for the South/West end of the community; Manager to get subsequent bids and work with Tim.

- Perimeter Wall Paint – Manager is working on soliciting vendors that are staffed and will travel to that part of the valley.

- Landscape Service – Manager is working on locating vendors that will provide monthly service to the community.

- 2022 Meeting Dates – A discussion was held regarding having the next meeting in person; Manager to check with the school.

Additional Items: None at this time.

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Open Discussion:

- Newsletter for community
- Are the new homes going to be on the same well
- RVs being out front longer than 48hrs
- Is there recourse for damage from cows

Next Meeting: The next meeting will be the 2022 Annual Meeting in February and tentatively back to in person.

Adjournment: There being no further business to discuss the meeting was adjourned to Executive Session at 7:23pm.

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