

Peak View Ranch Homeowners Association

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

ANNUAL MEMBERSHIP MEETING ANNUAL MEETING MINUTES FEBRUARY 3, 2021

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: 17 homes represented in person or by mail in ballot

Call to Order: A quorum was established with seven-teen (17) homeowners present in person via zoom or by mail in ballot. The meeting held virtually via Zoom was called to order at 6:09pm by Tina.

Review of Meeting Minutes - The minutes of the March 4, 2020 Annual Meeting were reviewed. A motion was made, seconded and carried unanimously to approve the minutes as written.

Nominations and Introduction of Candidates

- John Cygan introduced himself and gave a brief history of his background in the community and on the Architectural Committee.

- Tim Eley introduced himself; he is new to the community and looking forward to getting to know other homeowners and filling in the community where he can.

Election - Absentee Ballots were collected prior to the meeting by mail/email/fax; votes were calculated and the results are as follows –

John Cygan – 13 votes – elected to the Board of Directors – 3 year term

Tim Eley – 13 votes – elected to the Board of Directors – 3 year term

Quorum – 2 votes

Review Financial Statements -The December 2020 year end balances were reviewed; the community remained under budget by \$6,730.99.

Open Discussion – A discussion was held about position on the Architectural Committee. Sandy nominated Nathan Deriso to the Committee; a motion was made, seconded and carried unanimously. Tim Eley and Katie Gibbons also volunteered to assist with the Committee. A motion was made, seconded and carried unanimously to increase the Architectural Committee to five (5) members; John Cygan will remain the Chair.

Additional discussion was held regarding the vacant Board position; Katie volunteered to fill the position until the next Annual Meeting. A motion was made, seconded and carried unanimously to appoint Katie Gibbons to the fifth Board position.

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Adjournment - There being no further business to discuss the meeting was adjourned at 6:30pm.

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