

Peak View Ranch Homeowners Association

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

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES FEBRUARY 3, 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: 3 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 6:31pm by Tina.

- **Director Positions:** A motion was made, seconded and carried unanimously for the following Director Positions to be as follows:
President – Tina Crook
Vice President – Sandy Bausch
Secretary – Katie Gibbons
Treasurer – Tim Eley
Member at Large – John Cygan

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the meeting minutes from the November 18, 2020 meeting as presented.

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

- A motion was made, seconded and carried unanimously to move the year end profit of \$6,730.99 to the Reserve Account.

Old Business:

- Peak View Ranch Website – The website is current as of today, Tina manages the content. Tina needs the link for the autopay feature.

- Internet Update – Sandy gave an update about the internet service throughout the community; the antenna is up and there is no interruption in service.

New Business:

- 2021 Meeting Schedule – The Board will meet quarterly through 2021; meeting notice will be sent via postcard and posted on the website.

- Carport Guideline Addition – John read the proposed guideline addition for Carport(s); a motion was made, seconded and carried unanimously to approve as presented.

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New Business (cont'd)

- Flag(s) Rule Discussion – The Board reviewed the Statute provided and tabled this matter for further review if/when needed.

Additional Items:

- Dumpster Event – A discussion was held regarding the dumpsters and how the event is handled. Different locations, dates/times, additional pickups were discussed. This will be added to the Agenda for the next meeting.

Open Discussion:

- Dumpsters – different location, overflowing, increase pick ups.
- Cows roaming – Tina addressed Open Range and who to report cows/damage to.

Next Meeting: The next meeting will be decided at a later date.

Adjournment: There being no further business to discuss the meeting was adjourned to Executive Session at 7:30pm.

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