

# Peak View Ranch Homeowners Association

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

## BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES FEBRUARY 23, 2022

**Board Members Present:** John Cygan, Sandy Bausch and Tim Eley  
**Board Members Absent:** None - 2 Vacancies  
**Management Present:** Betsy Andona, Community Manager - Kinney Management  
**Homeowner's Present:** 1 home(s) 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 6:43pm by Community Manager.

**Director Positions:** A motion was made, seconded and carried unanimously to appoint the following director positions until the next Annual Meeting –  
President – Sandy Bausch  
Vice President – Tim Eley  
Secretary/Treasurer – John Cygan (Also Architectural Committee Chair)

**Approval of Previous Meeting Minutes:** A motion was made, seconded and carried unanimously to approve the meeting minutes from the November 15, 2021 meeting as presented.

**Financial Report:** A motion was made, seconded and carried unanimously to approve the January 2022 Financials as presented.

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

### Old Business:

A. Community Guideline Updates – Manager has not received the clean version from previous Board Member. Will reach out one more time.

### B. 2022 Projects -

- Wall Completion – Tim will be the lead for this project; Manager to refer vendors to Tim.
- Perimeter Wall Paint – Tabled until after Wall Completion project.
- Landscape Service – Tabled; Email Boundary Map to Board to develop scope.

C. Address Plaques – Architectural Committee to develop specifications for address plaques for the community.

D. 2022 Meeting Dates – A discussion was held regarding quarterly meeting dates. The remainder of 2022 will be scheduled as follows:

July 13<sup>th</sup>

October – Budget Meeting

January 2023 – First Meeting

May 2023 – Annual Meeting (per CCR's)

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**New Business:** None at this time.

**Additional Items:**

- Bulk Pickup – April/May or October
- Website – Get quote from Web Master that does other Kinney websites and see if eblast is an option.
- Shred Day – Gather information on cost.


**Open Discussion:**

- Homeowner thanked the Board for the Zoom meeting with the option to call in.

**Next Meeting:** The next meeting will be held on July 13, 2022.

**Adjournment:** There being no further business to discuss the meeting was adjourned to Executive Session at 7:21pm.

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

  
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Approved and Accepted – Signature by Board Secretary

6/16/2022  
\_\_\_\_\_  
Date