

Peak View Ranch Homeowners Association

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

BOARD OF DIRECTORS
OPEN SESSION MEETING MINUTES
October 12, 2022

Board Members Present: Sandy Bausch, Tim Eley and John Cygan

Board Members Absent: None - 2 Vacancies

Management Present: Betsy Andona, Community Manager - Kinney Management

Homeowner's Present: 8 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 7:08 pm by Community Manager.

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the meeting minutes from the July 13, 2022 as presented.

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

- Invoice(s) for Approval – None for this meeting.

Old Business:

A. Community Guideline Updates – Manager has final drafts of all changes, will update guidelines in Blue and send to Board for final review before sending to Attorney for legal review; may schedule a meeting to review the updated guidelines in full by zoom.

B. 2022 Projects -

- i. Wall Completion Contract – The Board reviewed the contract from Evolution Construction Services and authorized manager to sign contract. The Board would like a site visit scheduled before work begins.
- ii. Perimeter Wall Paint – Tabled until after Wall Completion project.

New Business:

- A. 2023 Operating Budget – To be prepared with no assessment increase.
- B. Community Website – Moving forward with Concepts N Creations for updates.

Additional Items:

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Open Discussion:

- Additional bid(s) for weed control contract
- Additional bid for bulk pick-up

Next Meeting: The next meeting will be held on February 23, 2023 (Annual Meeting)

Adjournment: There being no further business to discuss the meeting was adjourned.

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