

Peak View Ranch Homeowners Association

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

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES JULY 13, 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: 2 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 7:03pm by Community Manager.

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the meeting minutes from the June 15, 2022 as presented.

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

- Invoice(s) for Approval – A motion was made, seconded and carried unanimously to approve Invoice #2413 from Four Peaks Junk Removal for a total cost of \$4,950.00 for the second round of bulk pick up.

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: None at this time.

Additional Items:

- Website Proposal – A motion was made, seconded and carried unanimously to contract with Concepts N Creations for a new Peak View Ranch website.

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Open Discussion:

- Who is responsible for the roads
- Solar lights at entrances
- Curb address painting
- Farm animals in the community
- Fire hydrant testing

Next Meeting: The next meeting will be held on October 12, 2022.

Adjournment: There being no further business to discuss the meeting was adjourned to at 7:52pm.

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