

# 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, 2023

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

**Management Present:** Peri Swenson, Community Manager - Kinney Management

**Homeowner's Present:** 7 homeowners represented

**Call to Order:** A quorum was established with three (3) out of three (3) Board members present. The meeting held virtually via Zoom was called to order at 6:07pm. Homeowner Trina Foster was appointed to the board and Sandy Bausch was reappointed to the board as the Annual Meeting did not meet quorum.

**Approval of Previous Meeting Minutes:** A motion was made, seconded and carried unanimously to approve the meeting minutes from the October 12, 2022 as presented.

**Financial Report:** A motion was made, seconded and carried unanimously to approve the December 31, 2022 Financials as presented.

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

### Old Business:

A. Community Guideline Updates – John indicated the final notes needs to be sent to the attorney.

B. 2022 Projects -

Wall Completion Contract –Pending Maricopa Permit .

Perimeter Wall Paint –The final half of the invoice is on hold.

C. Address Curb Painting- Was discussed not sure if County allows will check the cost and if Maricopa allows the curbs to be painted.

D. 2023 Operating Budget- Was presented and approved.

E. New Community Website – Sandy will make edits with Christ with Concepts

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Creations and get the final blast completed.

**New Business:** It was discussed that the weeds all need to be sprayed KMS manager will send out violations to homeowners. The fire hydrants should be tested and repainted, will have KMS contact Liberty Utilities.

**Open Discussion:** Homeowner complained they got a violation for torn weathered flags will have the violations resolve.

**Next Meeting:** The next meeting will be held on May 10, 2023.

**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  
Peri Swenson/Camala Hartley, Community Manager  
Kinney Management Services

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Approved and Accepted – Signature by Board Secretary

Date