

Peak View Ranch Homeowners Association

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

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES May 10, 2023

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

Management Present: Camala Hartley, Community Manager - Kinney Management

Homeowner's Present: 12 homeowners represented

Call to Order: A quorum was established with four (4) out of four (4) Board members present. The meeting held virtually via Zoom was called to order at 6:20pm.

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the meeting minutes from the February 23, 2023 as presented.

Financial Report: A motion was made, seconded and carried unanimously to approve the March 2023 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. New Community Website – The website is completed and Sandy talked about having email blasts to commutate with homeowners it would require homeowners to providing their email addresses. KMS Manager will update the meeting minutes with Chris at Creative Concepts to be published on the website.

New Business: Proposed amendment to rentals in the community was discussed it

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would require 100% of the homeowners to vote on limiting time-frames on rentals not allowing Airbnb's in the community and keeping a record of what homes are rentals. The board would like the homeowners to register their homes with Maricopa as a rental which is a requirement. The CC&R's were reviewed to clarify having a business ran from a home is not allowed. The board expressed home run business that interrupt other homeowners and the community with people coming and going is not permitted, working from home is allowed.

Open Discussion: A homeowner would like to know how the HOA spends their money, KMS manager told the homeowner they can have a copy of the monthly balance and income statement at their request. It was discussed that the meeting minutes will be published on the website so any homeowner can review what was discussed in open meetings, closed meetings are for just board members and not available to the homeowners or published on the website. It was discussed that 10 new homes along Peak View are being built. Sandy explained that Cox was putting in new data lines which is why the streets are marked and each homeowner has an easement on their property for utility companies which does not require permission from the homeowners. Homeowner asked about being a board member KMS explained if there is an opening the board can appoint a homeowner that is interested. It was discussed to start having the meetings in person again, KMS manager will check into the school were the meetings use to be held.

Next Meeting: The next meeting will be held on September 6, 2023.

Adjournment: There being no further business to discuss the meeting was adjourned to at 7:35pm.

Respectfully Submitted on Behalf of the Board of Directors for
Peak View Ranch Homeowners Association
Camala Hartley, Community Manager
Kinney Management Services

Approved and Accepted