

Peak View Ranch Homeowners Association

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

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES September 6, 2023

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

Management Present: Camala Hartley, Community Manager - Kinney Management and Mike Swift, West Regional Manager

Homeowner's Present: 6 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 6:15pm.

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the meeting minutes from the May 10, 2023 as presented.

Financial Report: A motion was made, seconded and carried unanimously to approve the July 2023 Financials as presented. KMS explained to the homeowners if they wanted a copy of the open meeting agenda financials to contact KMS prior to the meeting to have it emailed.

- Invoice(s) for Approval –Evolution final payment will be process once the permit is approved.

Old Business:

A. Community Guideline Updates – Sandra would like to review the guidelines to verify they still apply.

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- KMS manager discussed that Maricopa didn't have any issues with painting the curbs with addresses.

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

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minutes with Chris at Creative Concepts to be published on the website.

New Business: None at this time.

Open Discussion: Homeowner wanted to know why the fire hydrants have not been tested, there one in his front yard and would like to verify they work and also have them painted by the homeowners. The board indicated they have called Liberty water and can't get anyone to have them tested and the painting is tabled to further discussion. A homeowner discussed Cox tearing up her front yard and wanted to know what the board can do about it and if Cox was going to replace her plants. A homeowner brought up that water is being taken from the well and wanted to know who the water belongs too and if Liberty Water was in charge of people taking the water, the board will research into the situation. The guidelines on building an RV or guest house setbacks were discussed. The homeowner indicated her lot didn't work with the current setbacks, the board indicated each design is looked at separately and to submit the request so the architectural committee so they could review if a various is needing the committee would discuss with her. Bulk pickup was discussed and will let homeowners know about having a community curb side pickup will be scheduled.

Next Meeting: The next meeting will be held on November 1, 2023 via zoom.

Adjournment: There being no further business to discuss the meeting was adjourned to at 7:01pm.

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

Date