

Peak View Ranch Homeowners Association

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

BOARD OF DIRECTORS ANNUAL MEETING MINUTES

February 7, 2024

Board Members Present: Sandy Bausch (on speaker phone), Tim Eley, John Cygan and Trina Foster

Management Present: Camala Hartley Community Manager - Kinney Management

Homeowner's Present: 9 homeowners represented

Call to Order: A quorum was established with ballots received and homeowners present call to order at 6:07.

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously that no meeting minutes from the February 2023 Annual meeting were available.

Financial Report: A motion was made, seconded and carried unanimously to approve the December 2023 Financials as presented.

Nominations and Introduction of Candidates/Election

John Cygan and Tim Ely were re-elected to the board, with no homeowners volunteering to be appointed.

Open Discussion: Homeowners had much conversation about the cows from the nearby farm wondering through the community, homeowners all complained about the cow droppings and eating their plants. Homeowners would like to know if they can fence off their front yards or put-up cow guards to detour the cows. A homeowner made a suggestion to gate the community not sure that is a possibility, a homeowner indicated that there is some type of powder that keeps the cows out. The fire hydrants are being painted by homeowners and look very nice; they are being tested every 2 years. A homeowner brought up that trash is being burned and concerned about the air quality. The new homes being build across from Peak View Road are going to look at open backyards from the new

Peak View Ranch Homeowners Association

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

homes being built. The bulk trash was a big success and homeowners really appreciated how it was coordinated. Sharon and Brenda are going to be in charge of decorating the front monuments for Christmas. A Memorial BBQ is being coordinated and will post the information to the website.

Next Meeting: The next meeting TBD.

Adjournment: There being no further business to discuss the meeting was adjourned to at 6:54pm.

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

Approved on Behalf of the Board 5/29/14
Approved and Accepted – Signature by Board Secretary Date