

PHOA Annual Meeting 2024

March 23, 2024

Meeting Place: Pool

Start time: 11:00 am

Board participants: Joe Taylor, Julie Wegner, Curt Wright, Sylvia Buchanan, Lorna De La Ossa (Property manager)

Residents in attendance: 11

Proof of meeting notice: by mail

Approval of Annual meeting (04/1/2023)

Approval by ballot (21 yes, 3 absent)

President's Report

1. Joe will resign at the end of the Annual Meeting. He will continue being an owner, but has moved out of the complex.
2. Townhome development at the NE corner of the complex has been completed and units are being leased. Over the last year they development tied into the complex's sewer system per order of Pima County. During the tie-in process a water pipe was broken. The pipe was fixed and paid for by the development company.
3. Outstanding issues involving different trees in the complex will be discussed in the Board meeting immediately following the Annual meeting.
4. Parking issues have significantly decreased over the last year. Currently the overnight parking lot is estimated to be around 60% full.

Motion to approve President's report: Sylvia

2nd: Al Smith

Motion carried

Treasurer's Report - Sylvia

1. Report is relative to the end of February 2024
2. Budget appears to be aligned and on target
3. Delinquencies are at a manageable level. As of the end of February 2024 there was approximately \$1400 in delinquent dues. Mostly delinquencies were/are due to late payments or not up to date payments after rate increase in 2024 to \$165/mo.
4. Currently there is approximately \$140,000 in the bank
5. Proposed budget for FY 2025 (sent out with Annual meeting notices) – No discussion

Motion to approve Treasurer's report: Gates

2nd: Jim Furry

Motion carried

Open Forum:

1. Judy: Fence repair needed for fencing along the west and south corner of the complex. It was determined that the fence belonged to the owner of the lot. Lorna will contact the owners and request that the fence be repaired.
2. Fence on the north side of Hadley near the dumpsters – will be discussed during Board meeting following the Annual meeting.
3. Pine tree at NE corner of Hadley – resident complained of a potential sewer issue with the tree. The tree and problem will require additional information regarding whether the tree is on common property and the extent of the sewer problem.
4. Tree vs. sewer pipes at 264 Scheibe Way – it was determined that tree roots were impeding sewer flow in two pipes from the townhome. One of the pipes was repaired. For the second pipe it was determined that the pipe was clogged and damaged by the roots. The problem was temporarily fixed (cleaned out of roots), but the pipe needs to be repaired. Plumbers recommended removing the tree in order to properly repair the pipe. This issue of the second pipe will be discussed further in the Board meeting

Board election results

1. 23 ballots were counted
2. Results:
 - a. Gates Briseno: 21 votes
 - b. Karyn Furry: 21 votes

Motion to Adjourn: Curt

2nd: Sylvia

Meeting adjourned at 11:18 am