

PHOA Board Meeting - DRAFT

April 15, 2025

Meeting Place: Gaets Briseno townhome

Call to Order: 4:02 pm

Board participants: Gaets Briseno, Julie Wegner, Curt Wright, Sylvia Buchanan, Jeremy Butler, Lorna De La Ossa (Property manager)

Residents: Judy Toms

Approval of 12/10/25 Board Minutes

- Motion to approve: Curt, 2nd: Julie. Unanimous approval

President's Report

- President has been busy taking care of repairs around the complex
 - Restrooms have been cleaned up and painted
 - Pump room skylight has been fixed by roofing company (under warranty)
 - Pump room ceiling has been repaired and painted
 - Four tons of rocks were delivered and residents used them to replace lost rocks in their yard space
 - Area around mailboxes has been cleaned up and will be planted in the near future
- Gaets will be going on a 10 day vacation – vice president Jeremy will take over duties while Gaets is away.
- Architectural inspection occurred in November 2025. Follow up on repairs will occur at a later time.
- Parking lot has settled down – no issues over last several months
- Electrician who lives in the complex fixed several electrical issues within the complex for the cost of parts (\$71). Thank you note will sent out.
- Handyman resources: Vince, Gabriel Aguilar with Cal's Plumbing (520-622-2257). Also two electricians live in the complex and are willing provide electrical repairs.

Financial Report – Sylvia

- PHOA is in good financial shape
 - Checking: \$39.5K
 - Savings: \$73.5K
 - CD: \$78K
- Delinquencies: 0 / Several owners are getting caught up with late fees

Committee Reports

- Landscaping – bushes along road near entrance have been cut back to side of the road
- Landscapers have been better about keeping bathroom doors closed

- Motion to accept committee reports: Sylvia, 2nd: Curt. Unanimous approval

Old Business

- Eucalyptus tree near 277 Hadley – the tree has been removed
- Raised wall at 240 Scheibe Way – wall extension has been removed. Boards at the top of patio need to be repaired and painted
- Gravel has been delivered to complex and used by residents
- Trail camera for around the dumpsters – decided there was no good place for camera placement to get license plate numbers from cars
- Street parking has been okay – periodic issues, but nothing long term or overnight

New Business

- CD renewal
 - Sylvia made motion to allow Lorna to keep the CD maturing; 2nd: Curt – unanimous approval
- Board positions
 - Discussion: currently there are six board members, but bylaws state that there be no more than five board members.
 - Suggestion to change bylaws. This would require a 2/3 approval by the membership. Changing bylaws could be a solution in the future.
 - Suggestion 2: Keep Karen on as head of the Homeowners Liaison Committee
 - Sylvia made motion to ask Karen to stay on as head of the Homeowners Liaison Committee; 2nd: Julie. Unanimous approval.
 - President: Gate's
 - Vice President: Jeremy Butler (Gate's has agreed to train Jeremy in the duties of the President for the next six months with intention for turning over Presidency in the near future)
 - Treasurer: Sylvia
 - Secretary: Julie
 - At large member: Curt

Motion to accept board positions: Sylvia; 2nd: Julie. Unanimous approval

- Judy Tom's asked about fence along the west side of her place needing repair. The fence belongs to the property owner, who has been contacted without response. Sylvia will try to contact.
- The rock along the fence needs to be raked out. Landscapers will be notified.

Next meeting: Tuesday, July 22, 2025 @ 4 pm at Gate's place

Motion to adjourn meeting: Jeremy; 2nd: Julie. Unanimous approval

Meeting adjourned at 4:57 pm

