

PHOA Board Meeting December 10, 2024

Meeting Place: 234 E. Scheibe Way

Start time: 4:00 pm

Board participants: Julie Wegner, Curt Wright, Sylvia Buchanan, Lorna De La Ossa (Property manager), Gate Briseno, Karen Graham

Residents:0

President's report - Gate

- Townhome inspections were completed and notices sent out to residents requiring repairs.
- Picnic table in pool area was painted
- Light bulbs were replaced
- No issues in pool area over the summer – landscapers have been keeping the area clean and the door and gate closed after using area.
- Parking lot – no significant issues, truck was towed, car with expired plates was ticketed.

Financial report – Sylvia

- Checking and savings accounts are okay.
- CD was renewed in December for a three month period due to higher interest rate.
 - Discussed need for approval by board for CD renewal. Decided that Lorna could renew without board approval unless changes (other than just renewal) needed to be made.
- Delinquencies were down to \$617.
- Overall on budget for the year

Motion to approve: Curt; 2nd: Sylvia. Motion carried

Committee Reports

Architectural Committee – Sylvia

- Home inspections were completed as reported in President's report
- Recommended that inspections occur annually
- Recommended Vince as potential handyman for residents

Old Business

- Damaged utility box on Halbert has been replaced
- Arizona State Corporate Transparency Act paperwork has been completed and sent into the state for processing.

New Business

- CD renewal – completed as stated in Financial report
- Eucalyptus tree near 277 Hadley – Bartlett Tree Company has recommended a growth regulator (Cambistat) treatment around the tree in March 2025. Cost would be \$140/treatment.

- Discussion: need to get more information on Cambistat toxicity and effects as well how often treatment would be needed. Approval of treatment will be made at next board meeting.
- Resident complaint of tree debris in common area next to north dumpster.
 - A review of the common area in question after the meeting found that there is a large mesquite tree in property to the west of the common area and a large eucalyptus tree in the property to the north of the common area. Within the common area there is a small tree. Extensive trimming of trees has been done to some of the trees (not sure by who). Tree branches need to be removed.
- Raised wall at 240 Scheibe Way – owner attached a permanent structure (lattice board) on wall. Owner was told to remove the structure. Owner has asked for permission to keep the structure in place.
 - Discussion: The owner had previously asked for permission to raise the wall height. Sylvia and Curt had a discussion with the owner in which she was told that no permanent structure changes could be made. Recommendations for alternatives (non-permanent changes) were given at that time. After this discussion the owner erected the lattice board which is bolted into the wall, making it a permanent structure.
 - Resolution: Permission to keep the lattice structure in place has been denied by the board and Lorna will write a notice to remove the structure and send the notice to the owner.

Open Discussion

- Landscape contract was renewed with a rate increase of \$42/month. Lorna will email the contract to the board members for review.
- Three tons of gravel (enough to cover 300 sq ft) will be delivered in January with a proposed date of delivery being January 17, 2025.
 - Discussed where to dump the gravel – recommended in two of the common spaces between units on the west side of the complex.
 - Individuals will be able to get what they need for their property.
 - Vince (the handyman) was recommended as someone who could do this work if needed.
 - A flyer will be made out for delivery to residents regarding this gravel event. A notice will also be posted on the community board by the pool.

Future meeting:

Annual meeting: Saturday, March 22, 2025, at 11:00 AM in the pool area

Motion to adjourn: Sylvia; 2nd: Gate

Meeting adjourned at 12:29 pm