



KIERLAND — GREENS —

General Session Meeting Minutes
Kierland Greens Pool Ramada
February 19, 2022 – 10:00 AM

Board Members Present

Greg Forsythe, President
Greg Franks, Vice President
Roz Fulmer, Treasurer
Linda Lee, Secretary
Stan Marx, Director

No Representative from AZCMS
was present

Homeowners Present:
See Sign-In Sheet

Board Members were Absent:

None

I. CALL TO ORDER/ESTABLISHMENT OF QUORUM:

At 10:00 am, Greg Forsythe called the meeting to order.

II. NEW OFFICERS WERE INTRODUCED TO THE HOMEOWNERS:

Greg Forsythe – President,
Greg Franks – Vice President of Operations,
Roz Fulmer – Treasurer,
Linda Lee – Secretary
Stan Marx – Director.

Motion was made by Stan Marx to accept these officers and Greg Franks seconded. Motion carried.

III. APPROVAL OF MINUTES:

Motion was made to approve the Annual Meeting Minutes of January 22, 2022, by Roz Fulmer and seconded by Stan Marx. Motion carried.

IV. FINANCIAL REVIEW:

None at this time, except for the Landscaping budget, Pool Furniture and the New Fitness Equipment being proposed. Roz Fulmer shared with the homeowners how they can access each month's financials on the Kierland Greens HOA website, www.kierlandgreenshoa.com.

V. NEWS BUSINESS:

A. New Short-Term Restrictions – City of Phoenix. Presented new Legislation from the State & City on Tax Fees and any condo owner MUST now register their property as a Short-term Rental. Failure to do so, owner may incur up to a \$2500 fine. All Short-Term Rental property owner now MUST have on file an emergency contact name with phone number. Homeowners were given sample of new legislation.

B. 3-Bedroom E Unit drains – Board presented a notice to 30 homeowners who own a 3-bedroom unit with an “E” drain. They are to schedule with North Roofing a time for a FREE inspection and to let our Property Manager know that the inspection was completed, and repairs were done if necessary. The Board asked all homeowners to give Property Manager a key to their unit or access code in case of emergencies (ex: water leak). Board had list of the units and Roz Fulmer sent out a letter of notification to those 30 units/owners.

C. New Fitness Equipment – Erik Olsen from Commercial Fitness Superstore presented to the Homeowners suggestions on New Equipment vs Repair current equipment. He offered 20% on any current equipment that will be traded in towards new equipment plus 30% off any new equipment. Board asked Don Lee and Greg Landry to make suggestions as they are in the gym daily. They gave everyone an overview of how many hours is being used on each machine.

D. Mailboxes – Possible Murals on the backside

E. Board appointed Laura Franks as the Head of the Landscape Committee. She accepted. Also on the committee is Jan Parr and Caryn Hite.

F. Updated Homeowners on the progress of the Landscaping.

G. Board announced as of April 1, 2022, Associated Property Management (APM) will be the new Property Management company for Kierland Greens HOA. As of March 31, 2022, AZCMS will no longer be handling any of Kierland Greens HOA property management.

VI. HOMEOWNERS FORUM:

a. Greg Landry suggested a 2-tier HOA fees, one for 30-day rental/reg HOA DUES and a higher HOA fee for owners who wish to have their property on short term rental basis. It’s the wear and tear of the Pool, Pool equipment, Spa and Grill that is causing a shorter life of these services.

b. Owners asked in more detail about the “E” drain units and what they should be looking for in their units and a picture of the problem was sent around the meeting to show them w details.

c. Some owners who use the Workout Room gave suggestions to what equipment they would like to see in there and the board asked Don Lee to head a committee to do more research by going to Erik’s showroom, get pricing and the Board will follow up with a bid for the suggested equipment.

VII. ADJOURMENT:

With no further business to discuss, the meeting was adjourned at Noon, 02/19/2022. Stan Marx made a motion to adjourn, Greg Franks seconded.