



KIERLAND — GREENS —

General Session Meeting Minutes
Kierland Greens Pool Ramada
November 27, 2022

Board Members Present

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

Homeowners Present:

No Representative from APM

was present
was present
was present
was 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 OFFICER WAS NOMINATED AND APPROVED TO THE HOMEOWNERS:

Sherry Hall will finish out the term of Linda Lee who resigned due to personal reasons. Her term is current until January 2024. Sherry will resume Secretary duties in this position at this time. Greg Franks made the motion to have Sherry Hall as a Board member, seconded by Roz Fulmer.

III. COMMUNITY ENHANCEMENT PROJECTS:

New paint color on all the balconies, railings, fencing and towers at front entrance. This will be appx. 4-6 wks project along with all the black pole lights for appx. \$55,000.

Already planted appx 20 trees in 2022 and an additional 15 more trees will be planted by end of 2022. Beth Vox an owner plus a horticultor's is helping with proper plantings for the 20 courtyards in the garage areas of the community beginning with building 8 as a model. Tom Olm, the onsite manager is power washing all the courtyards at this time and is saving the community thousands of dollars.

IV: ANALYSIS OF THE COST OF AN ON-SITE MANAGER:

The community will be asked for their opinion in January as to whether the cost of a live-on property person is worth the cost vs a daily person coming on property for 6-8 hours a day, 6 days a week. Greg Forsythe will present the data in January 2023. The owners will be heard but their opinions are NOT final say. Board has the final say.

IV. NEW RULES & REGULATIONS FOR SHORT-TERM RENTALS:

Greg Forsythe presented the new city rules for short term rentals including that all STR now must have a license registration with the city of Phoenix and Scottsdale and pay a annual fee. A background check must be performed for each new tenant and a copy of the results must be presented to the HOA at least 10 days prior to tenant's move-in.

All further information as well as the forms will be posted on the APM portal.

V: POOL DECK STATUS: Upcoming meeting Tuesday November 29, 2022 between the parties to get this resolved now that it has been filed as a lawsuit.

VI: CALL FOR MEETING ADJOURNED- Roz Fulmer made a motion to adjourn and seconded by Stan Marx.