



ANNUAL MEMBERSHIP MEETING

Saturday, January 28, 2023 9AM

Location: La Casa De Crista Lutheran Church

6300 E. Bell Rd., Classroom B, Scottsdale AZ 85254

MINUTES OF THE MEETING

BOARD MEMBERS PRESENT:

Greg Forsythe

Greg Franks

Stan Marks

Roz Fulmer

Sherry Hall

No Representative from APM

Homeowners Present: See Sign-In Sheet

Board Members Absent: None

- I. **Call to Order by Greg Forsythe. Quorum Established.**
- II. **Board of Directors Working Session Schedule** is posted by the pool on the bulletin board near the workout area.
- III. **Financial Statement** explanation:
Budget 2022 will come within 2% of the budget passed at the beginning of the year. Some late year repair work was part of the overage. Budget 2023 has compensated for the continuing estimated repairs. Reserves were increased from \$25k to \$30k for the year. This budget is on an accrual basis; the Board is looking at taking it to a cash basis.
GL4142 – Property Management Fees – these are the same as previous management company AZCMS, approximately \$20/door/month.
Board will review APM’s contract in April regarding accounting and operations. It is agreed that the accounting department is excellent, but their operations are giving minimal assistance. The active Board will continue to manage the property on a hands-on basis, rather than utilizing APM, and they may or may not reduce their fees. There is also an annual audit of the budget for \$850.
Q: In the budget, last year was \$35k and this year is budgeted for \$28k.
A: The reason was that AZCMS would charge additional fees for most actions.

REQUEST: What is considered an emergency for the emergency phone line?

Answer: Board will ask APM.

IV. Community Topics:

GL1373 – Building 9, **Unit 2065** – HOA Owned Condo Rental cost value. Depreciated over 25 years.

Budget 2022 vs 2023 – bottom line is -\$1000 vs breakeven. Some categories have contingency amounts built in.

APM5054 – **Plumbing Repairs and Supplies** from Greg Franks:

Plumbing failure in Building 3 created a sewage backup in the garages. The backup was unplugged and scoped with a camera, as there was still sewage gas. The problem was “flushable” and “disposable” wipes – which are not either flushable nor disposable. The camera found bellying in the line, which necessitated repair work. Each building will be scoped with a camera to determine the health of the sewer lines. Two other buildings also had sewage backup, but those lines were able to be cleared and did not require repair. Homeowners insurance covers damage to the units, and homeowners will be required to file a claim with their homeowners insurance for any interior damage cost.

Suggestion from Mike Parr: There is an emulsion to push through the lines and it creates a hard plastic that comes out afterwards, like a sleeving. He will get Greg Franks more information. Jamie Kaukinen suggested that there was another sewer remediation option as well.

Building Structure Issues - Juliet balconies: There is a cracking issue that can be viewed on the interior courtyard walls and underside beam. The Board was able to find the original construction plans from the City of Phoenix, and they are contacting structural engineers for quotes to review the property and repair. Eight Juliet balconies will be repaired first at a cost of \$18k, then others as needed.

Homeowners are encouraged to tell Greg Franks if their balconies need repairs.

Suggestion: resend newsletter regarding Juliet balconies.

Building 18/19 – the current landscape work is regrading and adding drainage and gutters. It also will be a test area for xeriscape planting, to help the community test low-water landscaping in order to preserve water resources.

Building 8 – the inner courtyard is the prototype for improving the landscaping for a more attractive and cohesive palette. Cost will be low, due to on-site access to wholesaler costs from Vox Landscaping.

Reserves pulled from the Budget = \$175k, but \$360k was put back in.

Unit 2065 – on site live in manager saves the budget \$90k/year. Full renovations were done before finding tenants. The unit is very much in demand and will continue to rent out. Rental income will not affect non-profit basis.

New Rules for Short Term Rentals:

Homeowners are required abide by all City of Phoenix and CCRs for renting their properties. If a homeowner does not register their property with the HOA, then the fob for the renter will be turned off. A 30-day notice was emailed to all known owners (28units) who rent their property. Documents are also available on the website.

Website: The new homeowner website is www.KierlandGreensAZ.com

A registration link was sent to all homeowners to access the website on 1/28.

Pet Play area – suggested to homeowners that a long narrow strip on the southwest corner could be fenced for a dog run. Homeowners were in agreement.

Galaxy pool issue – The Board started procedures to sue Galaxy. They have decided to come to an agreement that Galaxy will come in during the summer to strip the decking, remove expansion joints, and reseal the decking under the supervision of the Board's consultant for a cost of \$6000.

Front door issue – A protective coating is available, called Dead Flat Varnish. Doors will be assessed for need, restain and varnish.

V. Results of Election for New Board Members

Greg Kaiser

Greg Franks

VI. Board Elected the Following Positions for Each Board Member

Greg Forsythe, President

Greg Franks, VP Operations

Roz Fulmer, Treasurer

Sherry Hall, Secretary

Greg Kaiser, Director

12:15PM – Motion for meeting to be adjourned. Approved and adjourned.

Respectfully submitted:

Sherry Hall, Secretary, Kierland Greens Board of Directors