



## **ANNUAL MEMBERSHIP MEETING**

Saturday, January 27, 2024 10AM

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, President

Greg Franks, VP Operations

Roz Fulmer, Treasurer

Sherry Hall, Secretary

Greg Kaiser, Director

**Also Attending:** Erica Mortensen and Laura Engelsman from Goodman Law Group; Drew Schroeder and Cody from Advantage Accounting

**Homeowners Present:** See Sign-In Sheet

**Board Members Absent:** None

- I. 10AM Call to Order by Greg Forsythe. Quorum Established.**
- II. Welcome and Introductions - Board of Directors and Tom Olm**
- III. 2023 Financial Review and Presentation of 2024 Budget**  
\$28,000 deficit due to sewer issues at Building 3, as well as new insurance deductible. Budget is uploaded to Kierland Greens website each month. Goal is to put \$420,000 into reserves each year.
- IV. Review of 2023 Minutes of the Annual Membership Meeting - APPROVED**
- V. Introduction from Candidates for Board of Directors**
- VI. Community Topics – Review by Greg Franks**
  - a. Pool remodel and resurface of the deck, new misters installed, expanded the chair deck area
  - b. Sunshade over pool equipment
  - c. Upgraded landscaping
  - d. New gutters on some buildings
  - e. Ten Juliet balconies were repaired
  - f. HOA condo rental
  - g. Installed six speed bumps
  - h. Installed five new pet stations
  - i. Metal panels installed over meters

j. Parking enforcement continues  
VII. **Homeowner Open Forum**

- a. Pool Deck Lawsuit reviewed
- b. Plumbing issues: “HOA insurance coverage is ‘wall to wall’ with a \$15k deductible”. Wall to wall is inside the stucco. In case of water damage, the process is to contact Tom Olm first, then homeowner’s insurance policy, then HOA’s insurance policy. The HOA is NOT responsible when the “leak” happens during any remodel, then it is the Owner’s responsibility per the Insurance company.

If a neighbor’s water causes another’s damage, then the other homeowner is covered after HOA’s \$15k deductible. This is not the HOA responsibility if this happens during a remodel. It is then the owner who is remodeling’s responsibility, as per the Insurance company.

A former Insurance agent who is an owner at Kierland Greens spoke up that there is a difference between replacement cost and cash value. His recommendation was to subrogate the claim for full replacement instead of depreciated value on your insurance coverage.

- c. Q: Anything else that can be done for pet waste on the ground? A: No  
Q: Is there any way to limit breeds? A: No
- d. Budget – Internet cost \$9k a year, why? Previously the manager signed a contract for business services instead of residential in workout room and pool area. Cable television for \$4k is part of the business Cox contract that ends February 2024.
- e. Legal fees and accounting costs are up over last year. The Legal Fees increase is due to a Pending lawsuit that was issued in November 2023 by a landlord/owner.
- f. Fob replacement question – the first original owner received two fobs and they should get passed to each following owner. To get replacement fobs, cost is \$50 each. This will be updated in the newsletter.
- g. Debit card charges are for operations bank card. Budget items in P&L are old and will be reworked stating what each purchased was for and placed in the right category with the new accounting firm.
- h. Q: Are there capital projects over \$50k planned for 2024? A: “The reserve study is being updated in February/March 2024 but at this time there are no plans for projects over \$50k.”  
Q: Will there be an Assessment? A: The irrigation project will be funded by reserves without doing an assessment, unless a major issue happens within two years.

**Brief Recess**

**VIII. Results of Board Member Elections**

**IX. Election Results**

- a. The Amendment for the Treasurer term of office to be 3 years – APPROVED (Vote Results: 99 Yes, 29 No)
- b. The Amendment for the Rentals to be changed to minimum 30 days – NOT APPROVED (Vote Results: 72 Yes, 58 No - thereby not achieving the required amount to pass the vote)

**X. Temporary adjournment for Executive Board Meeting to elect Board officers.**

## MINUTES OF THE HOMEOWNERS MEETING

Saturday, January 27, 2024 Resumed at 11:30AM  
Location: La Casa De Crista Lutheran Church  
6300 E. Bell Rd., Classroom B, Scottsdale AZ 85254

**Homeowners Present:** See Sign-In Sheet

**I. Irrigation Project Update**

Board recommends that funds be put aside in the Reserve Fund for two years to earmark funds for a community-wide new Irrigation project.

**II. Upcoming project**

Road replacement. Looking into bids for the next year and is now part of the new reserve study.

**III. Results of Election for New Board Members**

All three incumbents re-elected: Greg Forsythe – 67 votes, Roz Fulmer – 74 votes, and Sherry Hall – 80 votes.

Other candidates: Ned Kirklin – 51 votes, Shahram Tousis – 50 votes, Jeanine Emigh – 39 votes

**IV. Board Elected the Following Positions for Each Board Member:**

Greg Kaiser, President

Greg Franks, VP Operations

Greg Forsythe, VP Communications

Roz Fulmer, Treasurer

Sherry Hall, Secretary

**Adjournment of meeting at 11:53PM**

Respectfully submitted,  
Sherry Hall  
Secretary, Kierland Greens Board of Directors