

Desert Hills of Scottsdale Homeowners Association
Board of Directors Meeting
Tuesday, April 8, 2025
12137 E. Sahara Dr.
Scottsdale, AZ 85259

OPEN SESSION MINUTES

1. **Call to Order by President:** by Harry at 5:32 pm.
2. **Establish Quorum/Notice of Meeting:** 3 of 3 board members & 11 homeowners in attendance.
Post cards were mailed to the homeowners.
Harry thanked everyone for joining the board at the meeting. This is probably the biggest turn out.
The board members introduced themselves. The homeowners introduced themselves.
Harry – President/Treasurer, Steve – Secretary, Rob – Member at Large & Aesthetics Committee
3. **Secretary's Report/Approval of Minutes:**
 - a. Approval of February 12, 2025, meeting minutes. Motion to approve by Rob, 2nd by Steve. All in favor.
4. **Treasurer's Report:**
 - a. Review and Acceptance of the financials from February 2025. Sherry reviewed the financials. Correct the Reserve number on the management report. Board spoke to the Reserves & CDs. Motion by Rob, 2nd by Harry. All in favor.
5. **Architectural Committee:** Rob: 1 request for exterior painting/approved. Rob reviewed ARC process.
Harry: working on the paint pallet. Add more stringent details on the ARC information for the homeowners.
6. **Ratification:** N/A

Old Business:

- a. Drip line repairs/new at Coolidge/11050 N. 123rd for the HOA common area.
- b. Electrical Repairs – 2 bids (SCS & Blue Electric) Joe recommends Blue Electric.
- c. Irrigation Repairs
- d. New Landscaping at 122nd St. & 123rd St. locations.
Joe spoke to getting bids. 122nd St. City water and Electrical. 4 requests, 3 bids received. Removing the bowls at the monument except the one on the ground. Planting list: drought tolerant, barrel cactus, lantana, sage. Joe took photos in neighborhoods around Desert Hills. 123rd keep the Bird of Paradise. 122nd keep 2 trees. 122nd trees by the homeowner have been asked to extend their drip to the trees. Water meter: \$5k to the City of Scottsdale.
Steve: When will the committee have a report?
The board has a spreadsheet from Joe on the proposals & totals.
Motion for Blue Electric to do the work on Joe's recommendation by Steve. Rob asked questions about landscapers' proposals. 2nd by Rob. All in favor.
Joe reviewed the irrigation proposal requests. Yellowstone vs Maraki.
Harry reviewed the plant proposals. Yellowstone (limited 1 year) vs Maraki (90-day warranty). Maraki to send someone out 3x over 90-days to check the plants. Steve spoke to Yellowstone, he believes they are doing a terrible job. Does the board need to look at another maintenance company? Joe spoke about Maraki. Steve & Joe walked with Yellowstone. 3-4 weeks for Yellowstone crew to show up for clean-up. Steve: Maraki is more responsive. Yellowstone was non-responsive and should be eliminated for the plants/irrigation job.
Motion to go with Maraki to do the landscaping and for maintenance proposals get with recommended maintenance companies by Maraki, 2nd by Rob for Maraki to do the planting at 122nd & 123rd. All in favor. Discussion regarding pricing/history of Yellowstone. Harry explained the contract with Yellowstone. Homeowners asked about common areas & behind walls. NAOs cannot be cleaned. Trees are overgrowing some walls.
Rob: need to get the irrigations /electric completed before the planting.
Harry: Water at 123rd has been using Dan's water. \$5k - \$6k to repair. Does the HOA spend the \$\$\$?
Harry reviewed. Homeowners, Dan, and Steve spoke. Harry spoke to the fiduciary. Significant investment of the infrastructure. Discussion. Homeowners say to fix it and put in the water meter. Rob: No negative point brought up.

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Motion to approve the water meter from the City of Scottsdale to be installed, 2nd by Steve. All in favor.
Joe has all he needs for landscaping. Harry spoke about the monuments and mailboxes. Sherry reached out to 4 vendors. 2 proposals have come back. Reviewed Arizona Experts and Fine Point Finishes for the monuments & mailboxes.
Joe can talk to Maraki. Harry: Monuments "Like New" condition. Front of both ½ walls – pigeon holes additional to fill in. Steve asked Joe about the Aesthetic committee's comments on the monument sign. Joe reviewed. Some discussion about adding stack stone. Steve asked if the board would like the aesthetics committee to look into the stone. Joe & committee members spoke. Maraki if adding stone, stucco must be removed so it can adhere. Next meeting 4.22.2025, Joe to get partial bid for the meeting.
Rob: Some sense of emergency to get done by the homeowners. Making every good intention to get done. Community input is done. Harry spoke about delays. Robert cannot make 4.22.2025 but can do 4.23.2025. Board to push out a week, 29th?
Post on website. Joe will try to expedite the gentleman that did his home. Joe asked about RFP for monuments.
Steve: 2 weeks a bit tight. Homeowners: At minimum the pony walls should be done in stone.
Communication of phases of the jobs to homeowners. Harry: other items can be dealt with at the 4.23 meeting.
e. Monument & ½ wall rework/changes.
f. Mailbox Repairs/Painting- PENDING
g. Perimeter Wall issues, responsibility & next steps. – NEXT AGENDA
h. Re-establishing a color pallet. – NEXT AGENDA
i. 122nd St. Entrance Clean-up Update. – NEXT AGENDA
I. Invoice #868554-Yellowstone-Clean-up, \$2,396.20. Discussion. Motion to approve ½ payment by Harry, 2nd by Steve. All in favor.
II. Discussion by BOD as multiple bids that include, Proposal #509688-Yellowstone-Plant install, \$12,028.00. Not Approved
III. Discussion by BOD as multiple bids that include, Proposal #509701-Yellowstone-Irrigation, \$4,550.03. Not Approved

7. New Business:

- a. ARS 33-1818 – Street Vote – Will need to hold a meeting in May for the vote. Sherry reviewed ARS 33-1818 and how it works. 46 ballots needed for quorum + majority vote.
Motion by Harry for the special meeting to be held on May 13th, 5:30 pm at Harry's house, 2nd by Steve. All in favor.
Sample was sent to the board again, as Steve was not on the board at the time.
- b. Website – Meeting Posts

8. **Open Forum** (3 minutes per owner): *Dumped trash in the cul-de-sac again. Sherry said it was out there for bulk pick-up. *Parking from the community center makes it dangerous to pull out into traffic. Steve: need strategy & community center to assist with issue. Approach the City of Scottsdale. This is a public safety issue, should let SPD know. Steve will speak with them.
*Are vehicles allowed to park on the street in the HOA? Check the CC&Rs.

9. **Scheduled Meetings** (2025): Wednesday, April 23rd, 5:30 pm at 12137 E. Sahuaro.

10. **Adjournment of Meeting:** by Harry at 7:49 pm.