

DESERT HILLS OF SCOTTSDALE
Homeowners' Association

Board of Directors Meeting
June 12, 2023 – 5:30pm

10881 N 123rd Street
Scottsdale, Az 85259

AGENDA
Open Session

Call to Order:

Review Minutes:

Review Financials: May 2023

OLD BUSINESS:

1. Wall repairs

NEW BUSINESS:

The board is adjourning to go into the closed session and will be discussing items:
Personal Financial Information ARS Section 33-1804(A)(3)
Pending or contemplated litigation Section 33-1804(A)(2)

Adjournment Next meeting - date to be determined

DESERT HILLS OF SCOTTSDALE
Homeowners' Association
Board of Directors Meeting - Open Session

February 13, 2023 5:00PM
10881 N. 123rd St.
Scottsdale, AZ 85259

MINUTES

Attendees: Cameron Befus-President, Tom Nicoll-Vice President, Harry Clapeck-Secretary/Treasurer

Scott Darnall was in attendance for Kinney Management.

One homeowner was in attendance.

1. **Call to Order:** 5:40PM
2. **Review Minutes:** Oct.17 minutes were reviewed and approved by General Consent.
3. **Review Financials:** January. Reviewed
4. **Old Business:**
 1. Palm tree in NAOS area was approved to be removed by Proscape
 2. Plantings at monument sign area was approved
 3. Wall repairs: Camron will draft a Homeowner notice regarding the work schedule and confirm cost is current and coordinate with landscapers and contractor.
5. **New Business:**
 1. Scott to update website and have landscape map and schedule added.

*****Planned Communities Act New Legislation:

The board is adjourning to go into the closed session and will be discussing items:

Personal Financial Information ARS Section 33-1804(A) (3)

Pending or contemplated litigation Section 33-1804(A) (2)

Adjournment: 6:03PM Next meeting May 16th

DESERT HILLS OF SCOTTSDALE
Income Statement
May 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENTS	978.00	.00	978.00	23,427.00	26,640.00	3,213.00-
COLLECTION INCOME	.00	.00	.00	.00	500.00	500.00-
MISCELLANEOUS INCOME	25.00	.00	25.00	25.00	.00	25.00
TOTAL OPERATING INCOME	1,003.00	.00	1,003.00	23,452.00	27,140.00	3,688.00-
RESERVE	1,664.00-	1,664.00-	.00	8,320.00-	8,320.00-	.00
TOTAL INCOME	661.00-	1,664.00-	1,003.00	15,132.00	18,820.00	3,688.00-
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
LANDSCAPE MAINTENANCE	405.00	445.00	40.00	2,025.00	2,225.00	200.00
NAOS CLEANUP	1,260.00	440.00	820.00-	1,260.00	2,200.00	940.00
IRRIGATION REPAIRS	.00	.00	.00	.00	750.00	750.00
TREE TRIMMING	.00	.00	.00	.00	1,000.00	1,000.00
TREE REPLACEMENT/REMOVAL	.00	.00	.00	1,150.00	.00	1,150.00-
CONTRACT SERVICES	.00	25.00	25.00	.00	125.00	125.00
ELECTRICAL	.00	.00	.00	.00	50.00	50.00
BLOCK WALL REPAIR	.00	.00	.00	.00	1,000.00	1,000.00
MISC. LANDSCAPE/TRIM	.00	400.00	400.00	.00	800.00	800.00
TOTAL MAINT. & REPAIR	1,665.00	1,310.00	355.00-	4,435.00	8,150.00	3,715.00
PARTS & SUPPLIES						
TREES/SHRUBS/FLOWERS	685.00	25.00	660.00-	685.00	125.00	560.00-
TOTAL PARTS & SUPPLIES	685.00	25.00	660.00-	685.00	125.00	560.00-
UTILITIES						
ELECTRICITY	75.34	75.00	.34-	382.44	375.00	7.44-
WATER	60.40-	80.00	140.40	223.84	400.00	176.16
TOTAL UTILITIES	14.94	155.00	140.06	606.28	775.00	168.72
ADMINISTRATIVE						
COLLECTION EXPENSES	120.00	45.00	75.00-	300.00	225.00	75.00-
BANK SERVICE CHARGES	.00	.00	.00	25.00	.00	25.00-
INSURANCE	.00	.00	.00	1,154.50	1,190.00	35.50
WEBSITE	.00	.00	.00	.00	300.00	300.00
MANAGEMENT FEES	824.00	824.00	.00	4,120.00	4,120.00	.00
MISCELLANEOUS ADMIN.	.00	.00	.00	325.00	.00	325.00-

DESERT HILLS OF SCOTTSDALE
Income Statement
May 31, 2023

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
POSTAGE	1.26	15.00	13.74	6.90	80.00	73.10
NEWSLETTERS/MAILINGS	.00	.00	.00	430.07	.00	430.07-
PRINTING/COPIES	10.97	20.00	9.03	98.38	100.00	1.62
STATEMENTS	.00	.00	.00	233.64	300.00	66.36
AUDIT & ACCOUNTING	650.00	.00	650.00-	650.00	275.00	375.00-
RECORD STORAGE BOXES	37.50	30.00	7.50-	157.50	150.00	7.50-
INCOME TAXES	50.00-	.00	50.00	275.00	125.00	150.00-
TOTAL ADMINISTRATIVE	1,593.73	934.00	659.73-	7,775.99	6,865.00	910.99-
TOTAL OPERATING EXPENSE	3,958.67	2,424.00	1,534.67-	13,502.27	15,915.00	2,412.73
NET OPER PROFIT/LOSS	4,619.67-	4,088.00-	531.67-	1,629.73	2,905.00	1,275.27-
RESERVE ALLOCATIONS						
INTEREST INCOME	48.08	.00	48.08	413.62	.00	413.62
INTEREST INCOME-CHECKING	1.11	.00	1.11	5.32	.00	5.32
RESERVE	1,664.00	1,664.00	.00	8,320.00	8,320.00	.00
TOTAL RESERVE & EXPENSE	1,713.19	1,664.00	49.19	8,738.94	8,320.00	418.94
NET PROFIT / (LOSS)	2,906.48-	2,424.00-	482.48-	10,368.67	11,225.00	856.33-

ASSETS

CURRENT ASSETS

OPERATING ACCOUNT	.00
CIT BANK OPER	23,077.97

RESERVE ACCOUNTS

CIT BANK RESERVE	162,940.08
CIT CD 8376 8/25/23	25,490.41
CIT CD 3145 9/7/23	25,318.12
CIT CDARS 8897 2/8/24	25,400.69

TOTAL CURRENT ASSETS	262,227.27
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TOTAL ASSETS	262,227.27
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LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS	251,858.60
PROFIT /(LOSS) FOR PERIOD	10,368.67

TOTAL CAPITAL	262,227.27
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TOTAL LIABILITIES & CAPITAL	262,227.27
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