

Desert Hills of Scottsdale Homeowners Association

Board of Directors Meeting

Thursday, September 12, 2024 @ 5:30 pm

12137 E. Sahauro Dr.

Scottsdale, AZ 85259

MINUTES

1. **Call to Order by President:** by Harry at 5:33 pm.
2. **Establish Quorum/Notice of Meeting:** 3 of 3 board members in attendance. Postcards & Website. Harry, Robert, & Cameron in attendance. Sherry Tribioli for Kinney Management on the phone. Homeowners; Rudy & Ryan.
3. **Guest:** Buck with Proscape. Harry reviewed landscaping questions.

Rudy (H.O.) had some items for Buck: a lot of dried vegetation. NAOS – Buck states the laws says to not to go out in the NAOS & do not remove. Can do the 3ft area behind the homes. Contract is to keep clean of debris, natural landscape. NAOS has to remain. BOD can change however the BOD would face any repercussions from Scottsdale.

 - *City – What are the perimeters for NAOS?
 - *General scope could be provided to the homeowners in a newsletter. Simplified communication.
 - *City – What can we do? Public safety issue.

Harry – 122nd entrance – 2021 proposal – Harry reviewed. Irrigation working? Buck checked the irrigation and it is working. Set it for every day, today. Pots get fungus. Remove the dirt & plants. Will always have a shorter life. Put rocks at the bottom to help drain.

Sherry explained the situation at 11050 N. 123rd to run water to the HOA plants.

Motion to repair the dripline at 11050 N. 123rd (\$210 Approx. Cost) by Cameron, 2nd by Rob. All in favor.

Sherry asked Buck to make the repairs.

Elephant's Food planted previously in the planters. Rosemary is awful. Buck can give seasonal planting bids. Metal plants are an option. Seasonal, desert, or metal options from Buck.

NAOS has been gone through a few times since August 1st. Can Buck send notice every time the crew has gone through? Yes, a report can be sent. Buck to send report.

Do NOT throw yard clippings, tree trimmings, or yard debris over the wall. WEBSITE Post.

Buck can let Sherry know what homes are throwing items over the wall & she can send notice.

Section: 2 next week, 3 in October, 4 in December. 4 zones, 8 appearances for wall clean-up area.

Harry – complaint, Late Billing came through. Buck sent & was not processed, not Sherry's fault.

Last year 4 months showed up in 2024.

 - *Buck to send report to Sherry to send to BOD.
 - *Buck repair the drip lines next week.
 - *Buck to send the proposals for 3 plant options.

Buck left the meeting.

Discussion after Buck left. Warranty on the plants?
4. **Secretary's Report/Approval of Minutes:**
 - a. Approval of May 30, 2023, meeting minutes. (Should be 2024, not 2025)

Motion to approve by Cameron, 2nd by Rob. All in favor.
5. **Treasurer's Report:**
 - a. Review and Acceptance of the financials from Aug 2024. Motion by Cameron, 2nd by Harry. All in favor.
6. **Architectural Committee:** Everything is resolved. Approximately 6-7 requests submitted & ARC has been to the homes. Rita is moving to NC, September 26th or 27th. Need a new ARC member. No homeowners volunteered at the meeting to join. New colors for the next meeting. Look at other HOA schemes.
7. **Ratification:** N/A

8. Old Business:

- a. Drip line repairs/new at Coolidge/11050 N. 123rd for the HOA common area. Owner agreed to the 4th quarter waiver. Sherry to email the homeowner & let him know.
- b. Mailbox Painting – 9 mailboxes. Cameron thinks walls are critical. Wall painting – Zone 1 has obvious decay (orange). Perimeter wall along NAOS, etc. Batch of wall – different material does not get painted.
*Paint & repairs – by Zone & a total. Sherry to contact Kevin at PSMG.
*123rd facing west has structural problems. *Who's responsibility? (11050 N. 123rd?)

9. New Business:

- a. 2025 Budget – Does not reflect the CD interest. Cameron – old BOD member Steve had trouble increasing assessments in the past. Sherry let the BOD know that they can approve per CPI or 5% max without vote of the membership. *No increase of assessments for 2025, motion by Harry, 2nd by Cameron. All in favor.
- b. Landscape Maintenance Proposals – Sherry reviewed the Brightview proposal. 1 more proposal to come in.
*If not received by tomorrow, contact on Monday.
- c. Outside Pony Wall responsibility HOA or Owner? BOD to look at the wall & update (Lot 42) within 2 weeks. Sherry with procedure/responsibility.

10. Open Forum (3 minutes per owner): N/A

- 11. Scheduled Meetings (2024):** January 2025. Annual Meeting in February. Can hold a meeting in 2024 regarding walls/paint if needed.
Ask your neighbors to run for the Board.

12. Adjournment of Meeting: Harry at 7:41 pm

AT THIS TIME, THE BOARD OF DIRECTORS MAY WANT TO ADJOURN INTO EXECUTIVE SESSION DUE TO THE TYPE OF ISSUES TO BE DISCUSSED.

The Board of Directors will be meeting in executive session, pursuant to the A.R.S. Sections selected below.

Checked if Applicable Arizona Statute Reason for meeting in Executive Session

- ☐ A.R.S. Section 33-1248(A)(1) Legal advice from an attorney for the board or the association
- ☐ A.R.S. Section 33-1248(A)(2) Pending or contemplated litigation
- ☒ A.R.S. Section 33-1248(A)(3) Personal, health, or financial information of member or employee
- ☐ A.R.S. Section 33-1248(A)(4) Job performance or personal matters of association's or contractor's employee
- ☐ A.R.S. Section 33-1248(A)(5) Discussion of member's appeal of violation or penalty