

Desert Hills of Scottsdale Homeowners Association
Board of Directors Meeting
Wednesday, April 23, 2025
12137 E. Sahara Dr.
Scottsdale, AZ 85259

OPEN SESSION MINUTES

1. **Call to Order by President:**
 - a. Harry called the meeting to order at 5:31 PM.
2. **Establish Quorum/Notice of Meeting:**
 - a. Quorum achieved with three (3) BOD members.
3. **Secretary's Report/Approval of Minutes:**
 - a. Approval of April 8, 2025, meeting minutes.
 - i. Steve made a motion to approve, and Rob seconded the motion.
4. **Treasurer's Report:**
 - a. Review and Acceptance of the financials from March 2025.
 - i. Rob made a motion to approve, and Steve seconded the motion.
5. **Architectural Committee:**
 - a. The paint sample provided for 12054 E. Mercer Ln. did not match when applied to the home. The committee did not approve at this time. Rob is currently collaborating with the homeowner to seek a resolution.
 - b. The committee is in the final phases of the revised HOA paint palette, which will be reviewed this evening.
 - i. Approval of palette is still pending.
 - ii. Harry is writing a letter to the community about implementing the HOA paint palette. Once completed, the BOD will work offline and approve it for publication.
6. **Ratification:**
 - a. Motion: Seek legal opinion on the cost & liability of what properties the HOA is responsible for moving forward.
 - i. Harry made a motion to approve, and Rob seconded the motion.
 - b. Motion: Repair and repaint mailboxes for a total project cost of \$5K plus taxes - (Harry is collaborating with the contractor on specifics).
 - i. Steve made a motion to approve, and Rob seconded the motion.
 - c. Motion: To allocate \$20K plus taxes for monument restoration and pillars (repair, paint, rocks, etc.).
 - i. If the project cost exceeds \$20K, Harry will call an emergency meeting to request a BOD override if required.
 - ii. Rob made a motion to approve, and Harry seconded the motion.
7. **Old Business:**
 - a. Update – Electrical Repairs (Front Entrance) - *Payment mailed.* – **Done (*Sherry payment? Slow pay and traceability?)**
 - b. Update - Irrigation Repairs (Front Entrance) – **Approved and in progress - pending.**
 - c. Update – City of Scottsdale (Water Meter installed at 123rd St.) – ***Payment mailed to the city? - Approved and in progress - pending.**
 - d. Update – Recommendation by committee for redoing the front entrances/color choices (next steps) – **Approved and in progress—pending. The chosen color is SW 9096 Beige Intenso (Previous Hot Chocolate).**
 - e. Approval for new plants at both front entrances or postpone. – **Done and approved. (Joe will return with the stone choice. An additional \$20K budget line item has been approved to expedite the project.)**
 - f. Re-establish a color palette. - **This is in progress. Rob and Peggy will finalize the palette recommendation for the BOD's approval.**
 - g. Perimeter Wall issues, responsibility & next steps. Pending. - **A motion was made and approved to seek a legal opinion (Ratification 6.a). The BOD seeks to solidify this topic permanently for the DHOS HOA for the current and future BODs.**
 - h. ARS 33-1818 – Street Vote – Vote Meeting on May 13th at 5:30 pm (Harry's home). - **46 "Yes" votes required to pass. BOD members and volunteers are going door to door to educate property owners and seek their votes regarding the ARS.**

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9. New Business:

- a. Letter to homeowners – Going back to earth tones (instead of non-earth tones) – **Harry: In progress**
- b. KMS – Vote – Quorum (46). As of 4.21.2025, 16 ballots received & 16 “yes” – **In progress**
- c. KMS – Move vendors faster. KMS must have invoice & mails check for payment. – **Sherry needs to explore electronic payment options for greater efficiency and better tracking of DHoS AR/AP business.**
- d. KMS – Open checking/savings (Synchrony Bank)? – **Pending; requires further evaluation**
- e. Reserve Study – Order “new” study? (last study 2005) - **Pending; requires further evaluation.**

10. Open Forum (3 minutes per owner):

- a. The Community Mosque Center at Via Linda and 122nd parking has been and continues to be a safety and travel hazard.
 - i. Gift baskets were given to some homeowners in appreciation for their understanding of the overcrowded parking on the streets and within the DHoS HOA.
 - ii. Steve will initiate a meeting with the community center leadership to discuss the issue and work towards a win/win solution.

11. Scheduled Meetings (2025): ARS 33-1818 Vote Meeting: **May 13, 2025, 5:30 pm at 12137 E. Sahuaro.**

Next Board of Directors Meeting: TBA

12. Adjournment of Meeting:

By Harry at 7:10 PM