

Mohawk Homeowners Association
Annual Meeting Minutes
February 13, 2016
Glendale Foothills Recreation and Aquatic Center

In attendance: **Jack Thomas, Phil Bloom, Brenda Zambelli**
 Phil Gardner, Community Manager, Kinney Management
 Services

- I. Mr. Thomas called the meeting to order at 10:00am.
- II. Quorum was verified by Management and found to be met.
 Mr. Thomas introduced the Board of Directors to the members in attendance
- III. The minutes from the annual meeting date February 2, 2015 were discussed. A motion was made by Mrs. Zambelli and seconded by Mr. Bloom to approve the Annual Meeting Minutes dated February 2, 2015. Passed Unanimously.
- IV. The Financials dated December 31, 2015 were discussed. The following items were also discussed. A motion was made by Mrs. Zambelli and seconded by Mr. Bloom to accept the financial report dated December 31, 2015. Passed Unanimously.
- V. Nominations. There were no Nominations from the floor, and no names on the ballot.
- VI. Open Discussion:
- VII. Adjournment
 Motion by Mr. Bloom, seconded by Mr. Thomas to adjourn the meeting at 10:30am.
 The voting was unanimous.

MOHAWK HOMEOWNERS ASSOCIATION
Open Session Minutes
Saturday, April 16, 2016

Foothills Recreation and Aquatic Center
Gecko Room

Board Members Present: Jack Thomas, Phil Bloom, Brenda Zambelli

Management Present: Deborah Hryb

- 4 Members of the Mohawk Architectural Committee Present
- 3 Homeowners Present

I. Call to Order

The meeting was called to order at 10:07 am. The meeting was properly noticed and a quorum present.

II. Review of Meeting Minutes

The minutes of the February 13, 2016 open meeting were discussed. A motion was made by Brenda Zambelli and seconded by Phil Bloom to approve the February 13, 2016 Open Meeting Minutes with one correction [Page 2 VII. The meeting adjourned at 11:22 am]. The motion was discussed and approved with a unanimous vote.

III. Review of March 31, 2016 Financial Reports

March 31, 2016 Financials

The balance sheet, income/expense, and comparative reports for the period ending March 31, 2016 were discussed. A motion was made by Phil Bloom and seconded by Brenda Zambelli to accept the March 31, 2016 financial statements prepared by KMS. The motion was discussed and approved with a unanimous vote.

Certificate of Deposit Rates

The Board directed KMS to obtain staggered CD recommendations for reserve funds from the account manager at KMS corporate.

IV. Architectural Committee Resignation

A motion was made by Phil Bloom and seconded by Brenda Zambelli to accept Virginia Stern's resignation from the Mohawk Architectural Committee. The motion was discussed and approved with a unanimous vote.

V. Rules and Guidelines Update Review and Approval

A motion was made by Brenda Zambelli and seconded by Phil Bloom to approve the revised Design Guidelines and Association Rules as amended with an addition to Swing Sets/Play Structures. Once amendments are made KMS is to forward the final draft to the Association's Attorney for review including Administrative Procedures, specifically Home Rentals/Sales. The motion was discussed and approved with a unanimous vote.

VI. Landscaping

Tree Trimming

A motion was made by Phil Bloom and seconded by Brenda Zambelli to approve the three-Year tree trimming plan from Somerset Landscape. Year 1 – thin and balance 20 mature Eucalyptus in the sum of \$5,500, 30 mature Mesquites in the sum of \$2,850, and remove 1 Willow Acacia including stump near the playground in the sum of \$800. The motion was discussed and approved with a unanimous vote.

Plant Replacements - 2016

KMS was directed to forward copies of the proposal to members; Lorrie Bean and Susan Laretti for review and recommendation. The Board will vote "Action in Lieu – Unanimous Consent" on this matter.

VII. Wall Painting

A motion was made by Brenda Zambelli and seconded by Phil Bloom to approve the proposal from BKB Painting in the sum of \$746.50 to pressure wash, prime, and labor to paint 65-75 feet of common wall adjacent to Lot 11 and 3 panels of common wall adjacent to Lot 113. The motion was discussed and approved with a unanimous vote.

VIII. Playground Equipment Discussion

The Board directed KMS to obtain bids to replace a section of the tunnel slide damaged due to vandalism and bids for long-term recommendations for repairs [post caps/powder-coating] or replacement for Board review at the July meeting.

IX. Community Newsletter and E-Mail Option Discussions

A motion was made by Brenda Zambelli and seconded by Phil Bloom to change from quarterly newsletters to semi-annual newsletters. The motion was discussed and approved with a unanimous vote.

X. April 30th Walkabout

The 2016 Walkabout schedule involving the Board, Architectural Committee and Community Manager was established:

- Saturday, April 30, 2016 7:30 am – 10:30 am Starting at Lot 1
- Saturday, May 7, 2016
- Saturday, May 14, 2016

XI. Open Discussion

Topics discussed by the members present included:

- Low Voltage/Solar Lighting of Medians
- Beardsley Road Sewer Pipe and Manhole Project
- Common Wall Maintenance
- Thank You Gift & Cake – Phil Bloom for Design Guideline Revisions

XII. Adjournment

There being no further business before the Board of Directors for Mohawk Homeowners Association the meeting adjourned at 12:18 pm with a unanimous vote.

Respectfully Submitted By:
Deborah Hryb, Recording Secretary
Kinney Management Services

Approval

Date

MOHAWK HOMEOWNERS ASSOCIATION
Open Session Minutes
Saturday, October 15, 2016

Foothills Recreation and Aquatic Center
Gecko Room

Board Members Present: Jack Thomas, Phil Bloom, Brenda Zambelli

Management Present: Camala Hartley, Deborah Hryb

18 Homeowners Present

I. Call to Order

The meeting was called to order at 10:05 am. The meeting was properly noticed and a quorum present.

II. Review of Meeting Minutes

The minutes of the July 16, 2016 open meeting were discussed. A motion was made by Brenda Zambelli and seconded by Phil Bloom to approve the July 16, 2016 Open Meeting Minutes with the following correction under open discussion: playground equipment no bids, survey to members with cost options. The motion was discussed and approved with a unanimous vote.

III. Architectural Committee

President Thomas addressed the members present of the resignation of long-term architectural committee member, Lorie Bean and praised her for her efforts and commitment to the board, committee and community and proposed the appointment of John Hamlet to fill the vacancy.

Motion was made by Brenda Zambelli and seconded by Phil Bloom to accept Ms. Bean's resignation and appointment of John Hamlet. The motion was discussed and approved with a unanimous vote.

IV. Review of July – August 2016 Financial Reports

July and August 2016 Financials

The balance sheet, income/expense, and comparative reports for the period ending July 31, 2016 and August 30, 2016 were discussed. A motion was made by Brenda Zambelli and seconded by Phil Bloom to accept the July and August 2016 financial statements prepared by KMS. The motion was discussed and approved with a unanimous vote.

V. 2017 Association Operating Budget

The Board reviewed the draft 2017 Association Operating Budget prepared by KMS that may only require minor adjustments after the landscape meeting. A motion was made by Brenda Zambelli and seconded by Phil Bloom to approve no assessment increase in 2017. The assessment rate will remain \$40 per Lot per month. The motion was discussed and approved with a unanimous vote.

VI. Review Prior Open Discussion Items

Garage Door Options

The Board reviewed the survey results and proposed the appointment of a Garage Door Committee to condense the options for next meeting. Motion was made by Phil Bloom and seconded by Jack Thomas to appoint the following members to the Garage Door Committee: Susan Laretti, Chairman, Brenda Zambelli, John Hamlet, Peggy Conklin, and Judy Continell. The motion was discussed and approved with a unanimous vote.

Playground Options

The Board reviewed the survey results and proposed the appointment of a Park Committee and present recommendations including design with the goal to maintain costs without a special assessment, removal of playground equipment and convert to park with benches, tables, and lighting in stages. Motion was made by Phil Bloom and seconded by Brenda Zambelli to appoint John Hamlet, Chairman, Judy Continell, Don & Peggy Conklin, Jamie Wright, Susan Lauretti and Luis Maese. The motion was discussed and approved with a unanimous vote.

Address Plates/Newsletters

KMS manager, Camala Hartley advised the Board numerous house numbers are faded within the community making compliance difficult and a safety issue. Motion by Phil Bloom and seconded by Brenda Zambelli to approve KMS to ask homeowners to paint house numbers to ensure street visibility, a dark color preferred. The motion was discussed and approved with a unanimous vote.

2017 Tree Trimming

KMS budgeted the proposed costs in the budget of \$4,785.00 to thin and balance 70 trees throughout the community: 36 mature Sweet Acacia's @ \$2,700, 10 Willow Acacia's @ \$1,050 and 23 Love Oaks @ \$1,035. The Board tabled this matter to the next meeting to allow the Landscape Committee to meet with Somerset Landscape Maintenance.

A motion was made by Phil Bloom and seconded by Brenda Zambelli to approve the three-Year tree trimming plan from Somerset Landscape. Year 1 – thin and balance 20 mature Eucalyptus in the sum of \$5,500, 30 mature Mesquites in the sum of \$2,850, and remove 1 Willow Acacia including stump near the playground in the sum of \$800. The motion was discussed and approved with a unanimous vote.

VII. Open Discussion

Topics discussed by the members present included:

- Note to all Homeowners with 2017 Assessment Rate – Provide Email Address
- Ask in next Newsletter to Members to provide/validate Email Address
- Street Paving Status – City of Glendale
- City of Glendale – Speed Cushion versus Speed Bump on Mohawk to reduce noise
- City of Glendale – Center Median Landscaping on 59th Avenue
- City Park Access Concerns – Suspect Parking
- Update Website
- Thank You Plaque, Gift & Cake – Lorie Bean, Architectural Committee

VIII. Adjournment

There being no further business before the Board of Directors for Mohawk Homeowners Association the meeting adjourned at 11:30 am with a unanimous vote.

Respectfully Submitted By:
Deborah Hryb, Recording Secretary
Kinney Management Services

Signature _____

Date: _____