

Mohawk Homeowners Association
Annual Meeting Minutes
January 14, 2017
Glendale Foothills Recreation and Aquatic Center

In attendance: **Jack Thomas, Brenda Zambelli**
 Deborah Hryb, Kinney Management Services

- I. Mr. Thomas called the meeting to order at 10:08am.
- II. 41 members were represented by ballot and six members in person establishing quorum in order to hold the meeting and conduct business. Mr. Thomas introduced the Board of Directors to the members in attendance and new manager, Deborah Hryb.
- III. Service Recognition and Award Process
In recognition of his many years of service, Phil Bloom to the Association as a Board Member, Architectural Control Committee Chairman and efforts in updating and amending the Design Review Guidelines Mr. Thomas presented a plaque, gift card and cake to Mrs. Bloom in her husband's absence.
- IV. The minutes from the annual meeting date February 13, 2016 were discussed. A motion was made by Mrs. Zambelli and seconded by Mr. Thomas to approve the Annual Meeting Minutes dated February 13, 2016 as true and accurate. The motion was discussed and approved by unanimous vote.
- V. Mr. Thomas presented a financial summary through November 30, 2016. A motion was made by Mrs. Zambelli and seconded by Mr. Thomas to accept the financial summary. The motion was discussed and approved by unanimous vote.
- VI. Mr. Thomas opened the floor to nominations. There being no nominations the floor was closed and the candidates, Brenda Zambelli and John Hamlet were introduced.
- VII. Deborah Hryb with KMS announced the election results: Brenda Zambelli 44 votes, John Hamlet 43 votes.
- VIII. Open Discussion
Topics of discussion from the members present included actions items to report at the April quarterly meeting:
 - Tree debris in granite along Mohawk Drive
 - Blowing of leaves into the granite
 - Pathway Ownership
- IX. Adjournment
Motion was made by Mrs. Zambelli and seconded by Mr. Hamlet to adjourn the meeting at 10:20am. The motion was discussed and approved by unanimous vote.

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

**Mohawk Homeowners Association
Open Session Minutes
Saturday, April 1, 2017**

**Foothills Recreation and Aquatic Center
Gecko Room**

Board Members Present: Jack Thomas, Brenda Zambelli, John Hamlet

Management Present: Deborah Hryb

6 Homeowners Present

I. Call to Order:

The meeting was called to order at 10:01am. This meeting was properly noticed and a quorum present.

II. Review of Meeting Minutes

The minutes from the January 14, 2017 Open Meeting were discussed. A motion was made by Brenda Zambelli and seconded by John Hamlet to approve. The motion was discussed and passed unanimously.

The minutes of the January 14, 2017 Annual Meeting were discussed including corrections and modifications to be made for approval at the 2018 Annual Meeting by the Members.

III. Review of December 2016, January 2017 and February 2017 Financial Reports

The financial reports for the periods December 2016, January 2017 and February 2017 were tabled to allow KMS accounting to address Board questions.

IV. Committee Reports

A. Park Committee

The committee consists of 7 members who have held a total of four meetings; 2 site and 2 regular. Chairman, John Hamlet reviewed the Committee's goals and objectives that included:

- Refresh Park using Multi-Phased Approach
- Expand Utilization
- Remove deteriorating playground equipment
- Keep old nostalgic swing set
- Add New Features: benching, sun shelter
- Add new sign
- Add lighting

The Board directed KMS to provide them with the total playground equipment replacement funds available in reserves. The amounts available are necessary in order for the Committee to proceed; multi-phase approach and rendering through Creative Environments.

a. Garage Door Committee

Susan Lauretti reported the Committee will revisit in the next few weeks.

V. Pathway Ownership

Deborah with KMS reported the pathway between Lots 123 and 124 belongs to the City of Glendale according to the Declaration of Covenants, Conditions and Restrictions for Mohawk Homeowners Association and the plat obtained from the Official Records of Maricopa County Recorder Book 357 of Maps page 37 and Book 362 of Maps page 47.

VI. Landscaping

A. 2017 Rejuvenation Project

The Board tabled 2017 plant/tree replacements and granite replenishment to January 2018. The funds budgeted in 2017 of \$1,975 will be reallocated to the Park Project.

B. Large Tree Removal on Mohawk Drive

A motion was made by Brenda and seconded by John to approve Susan Laretti to negotiate removal costs with Somerset Landscape including stump grinding, not to exceed \$1,000. The motion was discussed and approved unanimously.

C. Wall Repair – Lot 49

The Board tabled this matter.

D. 2017 Large Tree Trimming

The Board tabled this matter to the June meeting to allow Susan Laretti to meet and review the proposed trimming of Live Oak trees.

VII. Common Area Maintenance

A. Park Equipment Removal

The Board tabled this matter to the June meeting to allow the Park Committee to obtain a bid from Creative Environments.

B. Stucco Wall Repairs

The Board tabled this matter to allow the wall contractor to check all repair locations to determine if any rear yard improvements are responsible for deterioration. Upon determination, the Board will approve which repairs will be made by Association by Action in Lieu of a Meeting and ratify that action in the June Open Meeting Minutes.

VIII. Open Discussion

IX. Adjournment

Motion by Brenda Zambelli, second by John Hamlet to adjourn the meeting at 11:55 pm. The motion was discussed and approved by unanimous vote.

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