

**Mohawk Homeowners Association**  
**Annual Meeting Minutes**  
**January 13, 2018**  
**Glendale Foothills Recreation and Aquatic Center**

---

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

- I.        Mr. Thomas called the meeting to order at 10:12am.
  
- II.       33 members were represented by ballot and eight 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.
  
- III.      The minutes from the annual meeting date January 14, 2017 were discussed. A motion was made by Mrs. Zambelli and seconded by Mr. Hamlet to approve the Annual Meeting Minutes dated January 14, 2017 as true and accurate. The motion was discussed and approved by unanimous vote.
  
- IV.      Mr. Thomas reviewed the proposed amendment to the Bylaws Article 6, Section 6.2, Limitation on Board's Power, Section 6.2.1. Mr. Thomas explained as the community is aging, the purpose of the amendment is to continue controlling, but also allow an increase to aggregate expenditures limits for necessary capital improvements to common area in any fiscal year from 5% of the budgeted gross expenses to 20%. The vote was taken and the following results tabulated including Absentee Ballots:  

The Bylaw amendment passed with 27 yes and 11 no.
  
- V.       Mr. Thomas opened the floor to nominations. Mr. Hamlet nominated Susan Lauretti who has served on the Architectural Committee since 2010 and was instrumental in updating the garage door guidelines as well as serving on the Landscape and Park Committee. Mr. Thomas nominated John Cassin, the only other member of the community to officially run for election. There being no further nominations from the floor, the nominations were closed.
  
- VI.      Election Results - A motion was made by Mr. Thomas and seconded by Mr. Hamlet to elect Mrs. Lauretti and Mr. Cassin to the Board. The motion passed by acclamation.
  
- VII.     Adjournment  
Motion was made by Mrs. Zambelli and seconded by Mr. Hamlet to adjourn the meeting at 10:26am. The motion was discussed and approved by unanimous vote.

Respectfully Submitted By:  
*Deborah Hryb*  
Kinney Management Services

---

Signed, Title

Date

**Mohawk Homeowners Association  
Open Session Minutes  
January 13, 2018**

**Foothills Recreation and Aquatic Center  
Gecko Room**

---

Board Members Present: Jack Thomas, Brenda Zambelli, John Hamlet, Susan Lauretti, John Cassin

Management Present: Deborah Hryb

8 Homeowners Present

**I. Call to Order:**

The meeting was called to order at 10:27am. This meeting was properly noticed and a quorum present.

**II. Election of Officers**

Jack Thomas nominated Brenda Zambelli Vice President/Treasurer, seconded by John Hamlet  
Brenda Zambelli nominated Jack Thomas President, seconded by John Hamlet  
Secretary – Kinney Management for purposes of Recording only, no voting powers.  
John Hamlet, Susan Lauretti and John Cassin, Directors.

The motions above were discussed and approved by unanimous vote.

**III. Committee Appointments**

A motion was made by Jack Thomas for John Hamlet to remain the Architectural Committee Chairperson, renew the appointment of members Susan Lauretti, Nicole Koch and alternate Deborah Twardosz. Brenda Zambelli seconded the motion, discussed and approved by unanimous vote.

**IV. Review of Meeting Minutes**

The minutes from the October 14, 2017 open meeting were discussed. A motion was made by Brenda Zambelli and seconded by John Hamlet to approve the October 14, 2017 open meeting minutes as true and accurate. The motion was discussed and approved by unanimous vote.

**V. Review of September through November 2017 Financials**

The financial reports for the periods September, October and November 2017 were reviewed.. A motion was made by Brenda Zambelli and seconded by John Hamlet to accept the financial statements prepared by Kinney Management Services. The motion was discussed and approved by unanimous vote.

Approve 2017 Association Operating Budget

A motion was made by Jack Thomas and seconded by Brenda Zambelli to approve the 2017 budget. The motion was discussed and approved with a unanimous vote.

Compilation of 2016 Association Financial Records

A motion was made by Brenda Zambelli and seconded by Jack Thomas to approve the proposal from Mansperger Patterson CPA to conduct a compilation of the 2016 Association Financials in the sum of \$600. The motion was discussed and approved by unanimous vote.

**NEW BUSINESS**

**VI. Landscaping**

- A. 2017 Tree Trimming Schedule  
KMS to confirm spring and fall schedule including species and tentative dates.
- B. 2017 Plant/Tree Replacements  
The Board tabled this to allow KMS to followup with Somerset on issues and spreadsheet provided by Landscape Committee.

**VII. Wall Repairs**

The Board tabled this repair to allow KMS to obtain a bid to include other wall repair locations. Upon receipt of amended bid KMS is to forward to Board electronically for approval in lieu of a meeting.

**VIII. 2017 Meeting Dates**

The Board established the following quarterly meeting dates pending room confirmation in 2017:

- Saturday, April 1, 2017
- Saturday, June 24, 2017
- Saturday, October 14, 2017

**IX. Security Issues Update**

Jack Thomas updated the Board and members present on his participation at the Cholla District Advisory Meeting scheduled for February 2, 2017 along with all other District Presidents. Security is the main issue to be discussed but will also address other issues impacting the Association including beautification of center median on 59<sup>th</sup> Avenue, street maintenance, Century Link digging and associated damage, speed hump on 56<sup>th</sup> Drive and related speed humps issues on Mohawk Drive.

**X. Open Discussion**

- Changes to the garage door designs and colors were discussed. Phil Bloom requested the design options be forwarded to the homeowners for their input on the Committee suggested changes.
- Updating the website was discussed by Phil need to add new design guidelines and all meeting minutes are current.
- The Walkabout was discussed by Susan Lauretti the noted items to be address during compliance tours by Kinney Management.
- Survey to members with cost options related to replacement of playground equipment or transitioning the area from a playground to a Ramada/BBQ area.
- Need to secure the slide for safety till a decision is made.

**XI. Adjournment**

Motion by Jack Thomas, second by Phil Bloom to adjourn the meeting at 10:57am. The voting was unanimous.

---

Approval

---

Date