

# Mohawk Homeowners Association

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PO Box 25466  
Tempe, Arizona 85285  
(480) 820-3451

**2021 ANNUAL MEMBERSHIP MEETING  
FEBRUARY 9, 2021  
via Zoom**

**Call to Order:** A quorum was established with twenty-eight (28) ballots submitted by mail, email or in person. The meeting held virtually via Zoom was called to order at 6:35pm by Jack.

**Election of Directors:** Susan Laretti was re-elected to the Board by 25 votes; 3 votes were for quorum only. Susan will serve a new two year term through 2023.

**Treasurer's Report:** The Financial Statements for December 2020 were reviewed; a motion was made, seconded and carried unanimously to accept the financial status of the community as presented.

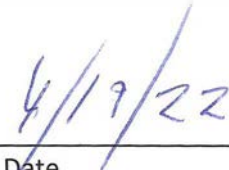
**Community Review:** Manager reported on current community projects – Wall Paint Project, HOA Park Renovation and being with the Mohawk Community for a full year.

**Approval of 2020 Annual Meeting Minutes:** A motion was made, seconded and carried unanimously to approve the meeting minutes from the February 11, 2020 Annual Meeting as presented.

**Adjournment:** There being no further business to discuss the meeting was adjourned to Open Session at 6:46pm.

Respectfully Submitted on Behalf of the Board of Directors for  
Mohawk Homeowners Association  
Betsy Andona, Community Manager  
Kinney Management Services

  
\_\_\_\_\_  
Approved and Accepted – Signature by Board of Directors

  
\_\_\_\_\_  
Date

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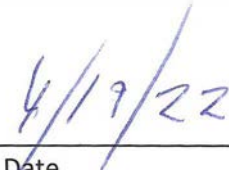
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Respectfully Submitted on Behalf of the Board of Directors for  
Mohawk Homeowners Association  
Betsy Andona, Community Manager  
Kinney Management Services

  
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Approved and Accepted – Signature by Board of Directors

  
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Date

# Mohawk Homeowners Association

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## BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES SEPTEMBER 21, 2021

**Board Members Present:** Jack Thomas, Susan Lauretti, Jaime Wright and Tony Iannaccone

**Board Members Absent:** None – 1 Vacancy

**Management Present:** Betsy Andona, Community Manager - Kinney Management  
Taylor Haught, Paramount Landscape

**Homeowner's Present:** 4 homes represented

**Call to Order:** A quorum was established with four (4) out of five (5) Board members present. The meeting held in person at the Foothills Recreation Center was called to order at 5:00pm by Jack.

- The Board acknowledged Phil Bloom's tenure on the Board and his resignation; he sold his house and left the community which leaves a vacancy on the Board.

- Don Conklin and Judy Continelli submitted brief bio's for consideration for the vacancy on the Board. A motion was made, seconded and carried – 3 for, 1 against for Don Conklin to fill the vacancy for the remainder of Phil Bloom's term.

**Approval of Previous Meeting Minutes:** A motion was made, seconded and carried unanimously to approve the meeting minutes from the May 18, 2021 meeting as presented.

**Financial Report:** A motion was made, seconded and carried unanimously to approve the August 2021 Financials as presented with follow up on the following items –

- Landscape Maintenance – August shows a payment for \$5576 – is this a double payment for the missed payment in April?
- Pest Control – What is the \$150 in January for and what is the \$215 in July for?
- Tree Trimming – What is the \$285 in August for?

A. December 2020 Year End Compilation – This was tabled for corrections.

B. Invoices for Approval

- i. Mansperger Patterson & McMullin – A motion was made, seconded and carried unanimously to approve the \$2500 payment to Mansperger Patterson & McMullin for the Audit completed in 2019. The \$650 remaining balance will be paid after the 2020 Compilation is corrected.

### Committee Reports:

A. Landscape Committee –

- i. Jack addressed Taylor from Paramount regarding the high water bills since the controller was installed earlier this year. Taylor provided handouts showing graphs and information but could not address the water usage at this time.

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## Committee Reports (cont'd)

### Landscape Committee (cont'd)

- ii. Monument Light replacement – Susan reported the unsealed light fixture option is a total cost of \$149.68; a motion was made, seconded and carried unanimously to approve the \$149.68 expense to replace the monument light fixtures with the unsealed fixtures.
- iii. Susan also reported that 2 small Jacaranda trees were removed, no plans for replacement at this time. She is soliciting tree trimming proposals and the dead plants in the common tract adjacent to Lot 1 will be removed.
- iv. A motion was made, seconded and carried unanimously to NOT oversee the HOA Park area this year due to the renovation project.

### B. Architectural Committee –

- i. Community Wall Paint Project – Susan presented the proposals from Certa Pro and Unforgettable; this was tabled until the linear feet measurements can be reviewed to match what is in the reserve study. The Board will review this via email in between meetings.
- ii. Design Guideline Revision – Additional modifications will be made to meet the current trends over the next 6 months or so.

### C. Parks Committee

- i. Final Recommendation Presentation – Jack thanked the original Parks Committee for their hard work. He presented his analysis of the final two vendors selected and recommend the Board proceed to work with Royal Landscaping. A motion was made, seconded and carried unanimously to accept Royal Landscaping as the selected vendor for the HOA Park Renovation Project and to begin contract negotiations for a cost not to exceed \$53,216.00.

### Old Business:

- Website Content Update – Susan is disappointed that the website is not updated and has out of date information and would like it brought up to date as soon as possible.

### New Business:

- A. Mansperger Patterson & McMullin – 2021 Financial Compilation Engagement Letter – Tabled at this time.
- B. Community Yard Sale – A motion was made, seconded and carried unanimously to hold the fall community garage sale in conjunction with the Arrowhead Lakes community; Manager to find out the schedule.

**Additional Items:** 2022 Budget Planning – Paramount Landscaping has presented a 5% contract increase for 2022.

### Homeowner Forum:

- Window Frames – Homeowner addressed the Board for consideration on new frames not in guidelines.

**Next Meeting:** The next meeting will be on December 14, 2021 at 5:00pm – in person pending confirmation from Community Center.

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**Adjournment:** There being no further business to discuss the meeting was adjourned to Executive Session at 6:40pm.

Respectfully Submitted on Behalf of the Board of Directors for  
Mohawk Homeowners Association  
Betsy Andona, Community Manager  
Kinney Management Services

  
\_\_\_\_\_  
Approved and Accepted – Signature by Board of Directors

4/19/22  
\_\_\_\_\_  
Date

# Mohawk Homeowners Association

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PO Box 25466  
Tempe, Arizona 85285  
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**BOARD OF DIRECTORS  
2022 BUDGET MEETING MINUTES  
NOVEMBER 22, 2021**

**Board Members Present:** Jack Thomas, Susan Lauretti, Jaime Wright, Don Conklin and Tony Iannaccone

**Board Members Absent:** None

**Management Present:** Betsy Andona, Community Manager - Kinney Management

**Homeowner's Present:** 1 home represented

**Call to Order:** A quorum was established with five (5) out of five (5) Board members present. The 2022 Budget Meeting held virtually via Zoom was called to order at 5:36pm by Jack.

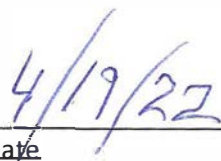
**Business at Hand: 2022 Annual Budget** – The proposed 2022 draft budget was presented; a discussion was held regarding the CCR language for the Annual Assessment increase limit of 5% - Management was instructed to confirm that proposed increase was allowable.

A motion was made, seconded and carried unanimously to approve the 2022 Annual Budget as presented with an assessment increase of \$3.00 for a totally monthly assessment of \$49.00.

**Adjournment:** There being no further business to discuss the meeting was adjourned at 7:51pm.

Respectfully Submitted on Behalf of the Board of Directors for  
Mohawk Homeowners Association  
Betsy Andona, Community Manager  
Kinney Management Services

  
Approved and Accepted – Signature by Board of Directors

  
Date

# Mohawk Homeowners Association

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**BOARD OF DIRECTORS  
OPEN SESSION MEETING MINUTES  
DECEMBER 21, 2021**

**Board Members Present:** Jack Thomas, Susan Lauretti, Jaime Wright, Don Conklin and Tony Iannaccone

**Board Members Absent:** None

**Management Present:** Betsy Andona, Community Manager - Kinney Management

**Homeowner's Present:** 6 homes represented

**Call to Order:** A quorum was established with five (5) out of five (5) Board members present. The meeting held in person at the Foothills Recreation Center was called to order at 5:00pm by Jack.

**Approval of Previous Meeting Minutes:**

- September 21, 2021 – Tabled for corrections; Board will review via email.
- November 22, 2021 - A motion was made, seconded and carried unanimously to approve the meeting minutes from the November 22, 2021 budget meeting as presented.

**Financial Report:** A motion was made, seconded and carried unanimously to approve the November 2021 Financials as presented with follow up on the following items –

- Contract Services – What was the \$240.00 expense for?
- A. December 2020 Year End Compilation – A motion was made, seconded and carried unanimously to accept the corrected 2020 Year End Compilation.
- B. Invoices for Approval – None at this time.

**Committee Reports:**

- A. Architectural Committee –
  - i. Design Guidelines
    - Window Section Revision – A motion was made, seconded and carried unanimously to accept the window section revision as presented by the Chair of the Architectural Committee.
  - ii. Roof Repairs/Replacements – A discussion was held regarding Management reviewing ridge lines/missing tile/replaced tile.
  - iii. View Fence Lot Issues – A discussion was held regarding the view fence lots, maintenance and paint needed. A motion was made, seconded and carried unanimously to remove the common area wrought iron portion at the North end of the 59<sup>th</sup> Ave and reduce the pillar to the same size of the pony wall.
- B. Landscape Committee Status – Susan did not have anything new to report as communication with vendor has been poor or non-existent. A discussion was held regarding the necessity of a Landscape Committee and going out to bid for new landscape service.



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**Park Construction Update:** Jack provided an update on the Park Construction – the electrical and irrigation has been installed, barricades should be down by Christmas, the furniture is on back order due to manufacturer but vendor may have an alternative, the pavers will be sealed with one coat and a second coat will be applied after furniture installed.

**Old Business:**

- A. Community Wall Paint Project – A discussion was held regarding the wall paint project – completing project in two phases or in one application; Manager is to go back to vendors to get revised pricing.
- B. Mansperger Patterson & McMullin – 2021 Financial Compilation Engagement Letter – A motion was made, seconded and carried unanimously to sign engagement letter.

**New Business:**

- A. 2022 Annual Meeting Date – The Annual Meeting date is set for Tuesday, February 8<sup>th</sup>, 2022 at 5pm at the Foothills Aquatic Center.
- B. 2022 Quarterly Meeting Dates – This matter is tabled until the Annual Meeting for discussion on other possible locations to meet.
- C. Homeowner Disturbances by Strip Mall – Manager to get into contact with Strip Mall management, garbage collectors and anyone else to help mitigate the situation.

**Additional Items:** None at this time.

**Homeowner Forum:**

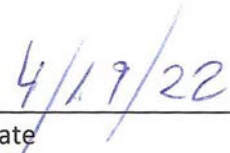
- Fire House – When will it be fixed? Did they submit?
- Community Spring Garage Sale
- Meeting Notification – Per CCRs is 10 days

**Next Meeting:** The next meeting will be TBD at this time.

**Adjournment:** There being no further business to discuss the meeting was adjourned to Executive Session at 7:07pm.

Respectfully Submitted on Behalf of the Board of Directors for  
Mohawk Homeowners Association  
Betsy Andona, Community Manager  
Kinney Management Services

  
Approved and Accepted – Signature by Board of Directors

  
Date



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## BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES MAY 18, 2021

**Board Members Present:** Jack Thomas, Philip Bloom, Susan Lauretti, Jaime Wright and Tony Iannaccone

**Board Members Absent:** None

**Management Present:** Betsy Andona, Community Manager - Kinney Management  
Taylor Haught, Paramount Landscape

**Homeowner's Present:** 4 homes represented

**Call to Order:** A quorum was established with five (4) out of five (5) Board members present. The meeting held virtually via Zoom was called to order at 6:07pm by Jack.

**Approval of Previous Meeting Minutes:** A motion was made, seconded and carried unanimously to approve the meeting minutes from the February 9, 2021 meeting with corrections made to – Committee Reports Section iii. Design Guideline Revision – add iii. Updates are running behind schedule.

**Financial Report:** A motion was made, seconded and carried unanimously to approve the April 2021 Financials as presented.

**A. Invoices for Approval**

- i. Paramount – Planting Invoice #4084 – A motion was made, seconded and carried unanimously to approve Paramount Landscape Invoice #4084 for a total cost of \$2,543.00

**Committee Reports:**

**A. Landscape Committee –**

- i. Susan gave an update on planting.
- ii. Estimate #1089 – Monument Light replacement; tabled for additional bids and research.
- iii. New Controller Update – Taylor Haught from Paramount gave the Board an update on the controller and the functionality. Water savings should be prevalent later in the year.
- iv. Estimate #1042 – Palm Trimming Proposal; a motion was made, seconded and carried unanimously to approve Estimate #1042 for a total cost of \$794.74 to trim the palm trees throughout the community.

**B. Architectural Committee –**

- i. Community Walls – Susan gave an update on the paint bids coming in; presentation should be ready by the September meeting.
- ii. Design Guideline Revision – Tabled

**C. Parks Committee**

- i. Final Proposal Review – Jack thanked the Committee for their hard work. A discussion was held regarding the final “plan” of the park renovation. A motion was made, seconded and carried unanimously to accept the Committee’s recommendation of pavers with a circular planter and tables/benches. Proposals for installation will now be solicited.

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**Old Business:** None at this time.

**New Business:**

- Website Content Update – Susan would like it pointed out that the website does not have current information on it and it is not being updated timely.

**Additional Items:** Street signs are faded/fading; Manager reported there is a City of Glendale schedule for updating signage – will get timeline for Board.

Phil informed the Board and Homeowners on the call that this will be his last meeting as a Board member as his house has sold and he will be moving out of the community. He will submit a formal resignation via email.

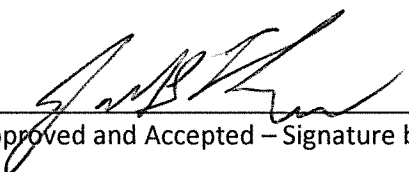
**Homeowner Forum:**

- Status of “fire house” – it is not secure and not being repaired.
- Can financials be posted to the website? And the most recent Audit?
- Rats in the community.
- Christmas lights are still on a certain house.
- Is there going to be a community yard sale in the fall?

**Next Meeting:** The next meeting will be on September 21, 2021 at 6:00pm – in person pending confirmation from Community Center.

**Adjournment:** There being no further business to discuss the meeting was adjourned at 7:49pm.

Respectfully Submitted on Behalf of the Board of Directors for  
Mohawk Homeowners Association  
Betsy Andona, Community Manager  
Kinney Management Services

  
\_\_\_\_\_  
Approved and Accepted – Signature by Board of Directors

9/21/21  
\_\_\_\_\_  
Date