

Mohawk Homeowners Association

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

2023 ANNUAL MEMBERSHIP MEETING
February 21, 2023
Foothills Recreation and Aquatic Center
Gecko Room
5600 W. Union Hills Dr.
Glendale, AZ 85308
Draft

Call to Order: A quorum was established with eighty-two (82) ballots submitted by mail, email or in person. The meeting held in person at the Foothill Recreation & Aquatic Center (Gecko Room) was called to order at 5:30pm by Jack.

Board Members Present: Jack Thomas, Tony Iannaccone, Don Conklin, Jamie Wright, Susan Lauretti (Arrived at 5:50pm)

Election of Directors: Candidates Don Conklin and Judy Continelli, were present, Omar Nadhim was absent. Manager requested a homeowner volunteer (not affiliated with the candidates) from the audience – to recount the ballots. The recount process was conducted just outside the meeting room by a KMS employee and the homeowner volunteer.

The election results are:

Don Conklin – 65 votes

Judy Continelli – 10 votes

Omar Nadhim – 4 votes (not present)

Don Conklin was re-elected to the Board for another three-year term. Judy Continelli had concerns and questions about how the ballots were delivered to KMS and felt that a board member or homeowner delivering ballots on the behalf of another homeowner “was a conflict of interest and against the Bylaws” and wanted to make her statement part of the meeting minutes. Camala Hartley, KMS manager explained that the Bylaw do not stipulate any restrictions on ballot delivery and therefore is not a conflict. The conversation continued with all board members with the exception of Susan Lauretti, not yet in attendance.

Mohawk Homeowners Association

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

Approval of 2022 Annual Meeting Minutes: A motion was made, seconded and carried unanimously to approve the meeting minutes from the February 8, 2022 Annual Meeting as presented.

Year End Financial Report: The Financial Statements for December 2022 were reviewed; a motion was made, seconded and carried unanimously to accept the financial status of the community as presented.

Community Review: Jack gave a recap of the current community projects – HOA Park Renovation final completion being delayed based on issues with several equipment/tables needing replacement parts on re-order. Currently 2 pedestal tables are installed along with the ADA compliance picnic table. A 3rd pedestal table is also installed, but the seats need replacement parts. In addition, 3 of 4 park benches are also installed. The 4th park bench also on re-order. Wall Paint Project proposals are in the process of being reviewed by the board and landscape issues are resolved as the prior landscaping vendor has been replaced.

Open Discussion: A brief discussion was held regarding the wall paint project and the wrought iron repairs that may be needed on some of the lots with view fencing. Homeowners shared their concerns about the noise coming from an apparently new race track on the opposite side of the mountains behind our HOA and wanting to know what can be done, Jack ask KMS manager Camala Hartley to look into the issue and report back to the board. Susan requested the meetings stay on track and become shorter in time and to have the agenda published prior to the meetings to encourage more homeowner participation and interest. Susan briefly discussed why the design request process is needed and important to track.

Adjournment: There being no further business to discuss the meeting was adjourned to Open Session at 6:06pm.

Respectfully Submitted on Behalf of the Board of Directors for
Mohawk Homeowners Association
Camala Hartley, Community Manager

Mohawk Homeowners Association

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

Kinney Management Services

Approved and Accepted – Signature by Board of Directors

Date

Mohawk Homeowners Association

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

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES April 11, 2023

Board Members Present: Jack Thomas, Tony Iannaccone, Susan Lauretti, Jamie Wright and Don Conklin.

Board Members Absent: None

Management Present: Camala Hartley, Community Manager - Kinney Management

Homeowner's Present: 2 homeowners in attendance

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 (Gecko Room) was called to order at 6:00pm by Jack.

Homeowner Forum:

- Judy Continelli would like to know if anything can be done about the strip mall noise. KMS manager Camala Hartley shared that the strip mall EOS said they can't do anything about the noise from the exercise area in the back. Jack requested KMS manager contact Glendale code compliance about noise.
- Judy Continelli would like to have bids from other management companies to manage the HOA. Jack addressed her question about new bids, sharing that many HOA's are challenged keeping managers. He indicated the board has discussions when needed regarding Property Management issues and possible future directions that may be considered.
- Judy Continelli would like a discussion about making the entrance at 55th and Beardsley more attractive
- Gina wants more flowers and color at the entrances, The board will meet with the landscapers to discuss adding more color to the community once the painting project is completed.
- Judy Continelli would like to know what the landscapers weekly schedule is. KMS Manager said she reached out to the landscapers to get that information. Nothing to report at this time.

Mohawk Homeowners Association

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

- Judy Continelli would like the landscaping by the preschool taken care of by the preschool. KMS manager will talk with the preschool about trimming. KMS Manager indicated this was already completed.
- Judy Continelli asked about Lot #1 block wall and who was responsible for the repairs. Jack explained that the HOA received the insurance settlement from the citizen who damaged the wall and therefore forwarded that settlement to the contractor for the repairs.
- Judy Continelli made a request about the financials being posted on the website. KMS Manager explained that if a homeowner wants a copy of the financials, they can request one through Kinney Management. The financials have never been publicly given out on the website.

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the February 21, 2023 meeting minutes as presented.

Financial Report: A motion was made, seconded and carried unanimously to approve the February 2023 financials as presented.

Architectural Committee: Susan indicated not much to report, all requests are being processed.

Old Business:

- A. Community Wall Paint Project – Significant discussion about painting only the stucco walls at this time and giving homeowners with wrought iron fencing notice to do necessary repairs or replacement consistent with the CCR rules. Jack made a motion to approve the painting contract for only the stucco walls in the common areas for now and table for further discussion the HOA painting the wrought iron fences. Motion was seconded and carried unanimously. Tony will oversee the painting project including coordinating wall color selection while Jack is on vacation.
- B. Year-end Audit and reserve study was discussed, KMS Manager will follow up with Peri Swenson to see if the reserve study is completed and request the year-end audit.
- C. Community Park update, Jack shared that the final pieces will be delivered and

Mohawk Homeowners Association

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

installed to complete the park seating. Jack said the 15-gallon Chinese elm will be requested and installed by the landscapers. A meeting with the arborist will be scheduled to discuss the HOA park center piece to add color, the board would like to meet with the arborist/landscaper to discuss improving the parks appearance and bring more color to the center area. KMS manager will set up a meeting and let the board members who are interested in meeting know the schedule, Judy and Gina would like to be a part of that meeting.

New Business: - A spring newsletter is needed to let the homeowners know about the park completion, the community painting project, the HOA library and other articles board members would like to include Susan would like to know why the Annual meeting is in February and not in January, Jack explained that the budget and year-end financials need to be completed before the Annual meeting which isn't completed until January, so February works better for the meeting.

Next Meeting: The next two meetings will be 7/18 and 10/17, at 6pm at the Aquatic Center.

Dr.

Adjournment: There being no further business to discuss the meeting was adjourned to Executive Session at 7:18pm.

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

Approved and Accepted – Signature by Board of Directors Date

Mohawk Homeowners Association

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

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES July 18, 2023

Board Members Present: Jack Thomas, Tony Iannaccone, Susan Lauretti, Jamie Wright and Don Conklin.

Board Members Absent: None

Management Present: Camala Hartley, Community Manager - Kinney Management

Homeowner's Present: 12 homeowners in attendance

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 (Gecko Room) was called to order at 6:02pm by Jack.

Mike Swift was introduced to the board and homeowners as the new West Side Regional Manager.

Homeowner Forum:

Jack opened the floor to the homeowner discussions:

- Resident Gary, wants to know who is going to paint the view fencing, Jack discussed the board still is making that decision. Gary talked about rentals in the community and that they have renters on both sides of his property, Jack explained that all homeowners/renters all need to abide by the community rules and if Gary has issues to bring them to KMS/Kinney Management's attention.
- Resident David indicated that the time frame to have the view fencing repaired and painted was not reasonable. He indicated that a list of vendors would be helpful and wanted a discount price as a group project. Jack said the date can be changed; the September deadline was a starting point as many homeowners have not yet responded to the letter.

Mohawk Homeowners Association

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

- Susan stated Kinney Management is responsible for the view fencing, KMS manager said she was not informed of this but will check with upper management if this was part of the community tour.
- It was discussed about the color of the view fencing to remain the approved color that is on the website "Billiard Table", Susan had an example of the color to show the homeowners present.
- There were several resident questions and comments about the view fencing that Jack addressed.
- Resident Judy Continelli requested her three minutes not be interrupted and brought up again that she thought Kinney Management lacked communication and therefore would like to have bids from other management companies to manage the HOA.
- Judy Continelli stated the CC&Rs are old and will expire in the next 5 years.
- Judy Continelli would like to know what the landscapers weekly schedule is. KMS Manager said she reached out to the landscapers. Susan indicated she had a map of their schedule and would like it posted on the website.
- Judy Continelli would like the landscaping by the preschool taken care. KMS manager responded the job is completed.
- Judy Continelli made a request for the financials to be posted on the website. The financials have never been publicly given out on the website. This would need board approval. Judy said the website meeting minutes are not updated.
- Resident Gina wants more flowers and color at the entrances, and that the area along 55th Ave, Beardsley and Tonopah looked terrible with lots of weeds and bushes growing into each other. KMS Manager said she would take pictures and send to the board and will meet with the landscapers.
- Jamie sent an email about a cactus along that area that had fallen, KMS Manager to verify and talk with the landscapers.

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the April, 2023 meeting minutes as presented.

Financial Report: A motion was made, seconded and carried unanimously to approve the June 2023 financials as presented.

Mohawk Homeowners Association

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

Architectural Committee: Susan indicated not much to report, all requests are being processed. Susan said she is getting many phone calls about the view fencing and the process. Susan said all view fencing needs an architectural request submitted, KMS Manager was not aware each homeowner needed to submit a request. Jack indicated that since the board was having homeowners complete this and a letter was given as a request, he didn't think an architectural was needed, more conversation by Susan is requested.

Old Business:

- A. Community Wall Paint Project – Jack thanked Tony and Don for the follow up with Evolution on the punch list to get the project completed. Tony indicated there are still bees along Beardsley, KMS Manager will contact the bee vendor and have them removed. KMS Manager indicated she has sent various pictures to Cody with Evolution of areas the paint is missing and has given Cody addresses.
- B. Community Park update – Is completed, Susan wants to know when the tree is going to be planted. Jack said the 15-gallon Chinese elm will be installed by the landscapers; Susan wants to know when it was agreed it is too hot, the fall would be a better time to plant.

New Business:

Homeowner requested a variance not to repaint/repair his view fencing because he has cat claw vine on the fence and to do the requested painting would kill to vine. Susan said the board can't tell homeowners that they need to remove the vine. KMS Manager requested clarification.

Gothic Invoices need approval, the board indicated they did not receive them. KMS Manager will resend all 3 invoices for approval. Don indicated they were sent as attachments, Susan said she still did not receive.

Mohawk Homeowners Association

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

Next Meeting: The next meetings will be 10/17, at 6pm at the Aquatic Center.
Dr.

Adjournment: There being no further business to discuss the meeting was adjourned to Executive Session at 7:24pm.

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

Approved and Accepted – Signature by Board of Directors Date

Mohawk Homeowners Association

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

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES Tuesday October 17, 2023

Board Members Present: Jack Thomas, Tony Iannaccone, Susan Lauretti (via phone) Jamie Wright and Don Conklin.

Board Members Absent: None

Management Present: Camala Hartley, Community Manager - Kinney Management and Bob Brunner Community Manager

Homeowner's Present: 1 homeowner in attendance

Call to Order: A quorum was established with members present. The meeting held in person at the Foothills Recreation Center (Gecko Room) was called to order at 6:00pm by Jack.

Bob Brunner introduced himself to the board and homeowner as the new Community Manager with Kinney Management.

Guest Speaker Abel with Gothic Landscaping

Able talked about the landscaping in the community and explained what the crew is working on different areas to remove dead plants and took questions. It was brought up that the schedule had changed to Monday's and the board asked that the schedule be changed back to Thursday/Friday so that the community looks fresh for the weekends. Susan asked about the water reports that are suppose to be monthly on the water monitor in the park, Abel said he would check with his supervisor about that report. Don brought up many dead cacti in the center entrance Able said the KMS Manager made him aware of it and will have them removed. Don requested that the roots also be removed and the irrigation turned off in those areas. Susan discussed the installation of the chinese elm tree that still needs to be installed in the park and that she would put a flag in that location. Jack asked that the tree canopies be trimmed since they are lower than normal. High profile vehicles are being hit by branches currently. The board would

Mohawk Homeowners Association

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

like to know how many plants have been removed, Able said he would put together a report.

Homeowner Forum:

Only 1 homeowner present and didn't have any issues.

Approval of Previous Meeting Minutes: The meeting minutes were reviewed, Jack made a motion not to approve as presented, he would like to have the homeowners last names included, KMS manager indicated that not all last names known but will correct the minutes for future approval.

Financial Report: A motion was made, to table the approval of the financials, Jack had questions about the reserve amount verses the September financials showing a negative. KMS manger indicated the painting project put the reserve account in a negative, Jack said the project was budgeted in 2023 and the reserve funds were not in a negative position noting the current balance sheet. KMS manager said she would review the 2023 budget to confirm the painting was included or the contribution was allocated in the reserve account to cover the painting expense.

Architectural Committee: Susan indicated all requests are being processed.

Old Business:

Susan asked who has extra paint for the block walls, Tony noted he was storing the remaining paint for any touch up painting. KMS manager gave an action item list of projects completed from homeowner's questions. The preschool landscaping was discussed, KMS indicated she spoke with prior regional manager about the situation, since the landscaping is not part of Mohawk that was not Kinney's responsibility. The CC&R's that was previously discussed doesn't expire so they do not get rewritten but can be amended from time to time as needed. All landscaping issues along 55th and Beardsley was addressed with the landscapers. The website should not publicly give out any HOA financials since that is private for the homeowners of Mohawk and can be requested anytime by contacting Kinney Management.

Mohawk Homeowners Association

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

New Business:

The board approved the new paint color DEA177 Holly Bush to replace the DEA178 Billiard Table, (Dunn Edwards no longer produces outside certified DEA178, which was oil based). Susan requested the KMS manager get with Dunn Edwards to have the new color scheme example put together for their community booklet along with updating the website. If a homeowner inquiries about the change in color and has already painted with the old paint, Jack said the board will address their concerns individually. KMS manager toured the view fencing homes and gave the board a map of the homes that have not been painted/repared. Jack indicated that his lot was noted on the map and questioned if the other locations were correct. KMS indicated his lot was noted in error and should have been the one next to his and a correction will be made. Given all the lots were on the golf course it was challenging since visible addresses to provide a guide were not available. A second tour of the golf course may be considered before letters are sent out to homeowners that have not completed their repairs/painting. Jack and Susan indicated they will try to assist in that review if possible, however it was recognized that KMS is responsible for that process. The 2024 draft budget was briefly discussed, but noting not all board members had completed their reviews it was tabled to be addressed in a separate meeting. Jack asked the board members to review the budget in preparation for that meeting. KMS manager indicated if an assessment increase is needed Kinney Management needs to know by November 12th in order to notify the homeowners of the change. The board agreed an open zoom meeting for the budget would be preferred with notices posted on the mailboxes and on the website. The board will notify KMS manager when they are ready to have a meeting based on the board members having a chance to review the draft budget presented.

Next Meeting: The next meeting will be February 20 , 2024 Annual Meeting, at 6pm at the Aquatic Center. Dr. A schedule for the remainder of 2024 meetings will be put together for the board to review.

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

Mohawk Homeowners Association

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

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

Approved and Accepted – Signature by Board of Directors Date

Mohawk Homeowners Association

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

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES February 21, 2023 Draft

Board Members Present: Jack Thomas, Tony Iannaccone, Susan Lauretti, Jamie Wright and Don Conklin.

Board Members Absent: None

Management Present: Camala Hartley, Community Manager - Kinney Management

Homeowner's Present: 3 homeowners in attendance

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 (Gecko Room) was called to order at 6:06pm by Jack.

Homeowner Forum:

- Homeowner Judy Continelli made several requests as follows;
- Judy would like the board to provide the monthly financials including the budget.
- Judy would like to know if anything can be done about the strip mall noise.
- Judy would like to have bids from other management company to manage the HOA
- Judy would like a discussion about making the entrance at 55th and Beardsley more attractive.
- Judy would like to know what the landscapers weekly schedule is.
- Judy would like the landscaping by the preschool taken care of by the preschool.

Discussion held regarding paint project update-The board will review all bids and choose a vendor.

Tree by the Playground needs to be skirted, Susan will look at it next week but will be tabled until then.

Mohawk Homeowners Association

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

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the October 18, 2022 meeting minutes as presented.

Financial Report: A motion was made, seconded and carried unanimously to approve the December 2022 Financials as presented. The Board would like further detail on the water expense line.

Architectural Committee: A discussion was held regarding the importance for Architectural requests and that homeowners need to understand the process, Susan would like to meet with Camala Hartley to review all requests and if they have been processed. A discussion on the gate section revision is tabled per Jack at this time.

Park Construction and Community Update: Jack provided an update – the park furniture delayed because some of the pieces were not shipped. Dave-Bang company has us on the work schedule and will get everything installation as soon as possible. Jack clarified that future tree removals will not automatically include stump removal and the board will approve on a case-by-case basis.

Old Business:

- A. Community Wall Paint Project – Tabled until finalized bids reviewed by the Board.
- B. Homeowner Disturbances from Strip Mall – Camala Hartley will talk with the business about the noise.

New Business:

- A. Year-End Audit – Jack explained the difference between compilation report verses a full audit, a motion was made, seconded and carried unanimously to have the \$600 compilation report with a full audit in 2024.
- B. 2023 Meeting Dates – The Board will still meet quarterly – February, April, July and October at the Foothills Aquatic Center.

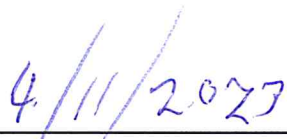
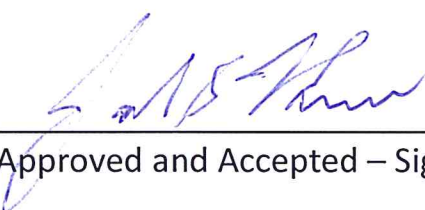
Mohawk Homeowners Association

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

Next Meeting: The next meeting will be April 11, 2023 at 6pm at the Aquatic Center.

Adjournment: There being no further business to discuss the meeting was adjourned to Executive Session at 7:05pm.

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



Approved and Accepted – Signature by Board of Directors Date