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# 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

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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 55<sup>th</sup> 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.

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## **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 12<sup>th</sup> 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.

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

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Approved and Accepted – Signature by Board of Directors      Date

DRAFT