
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.

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- 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

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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