

**Mohawk Homeowners Association**  
**Open Session Minutes**  
**March 14, 2011**

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**Board Members Present:** Jim Shriver, Roy Irwin, Jack Thomas  
**Management Present:** Darline Castellaneta  
**Five Homeowner Present**

**I. Call to Order:**

- Mr. Shriver called the meeting to order at 7:05 pm.

**II. Review of Meeting Minutes:**

- A motion was made by Mr. Shriver and seconded by Mr. Irwin to approve the Open Session meeting minutes dated September 13, 2010. Mr. Thomas pointed out the verbiage used in V. New Business – 2011 Budget regarding the board members instructing Ms. Castellaneta was not appropriate as they don't have the authority to unilaterally instruct. Minutes amended to reflect the word suggested in lieu if instructed. Passed unanimously with amendments.

**III. Review of Financials**

- A motion was made by Mr. Thomas and seconded by Mr. Irwin to accept the Income Statement dated January 31, 2011. Passed Unanimously.

**IV. Old Business:**

- **Revised Guidelines** – Discussion regarding guidelines presented by Bill McGillis ensued. Slight changes includes the following: Page 2 – Antennas (c) visible coaxel cables must be painted to match home. Page 4 – Approved Exterior Colors – third bullet to read “Pop-outs may be painted in any of the approved *pop-out* colors in the color scheme selected.” Motion by Mr. Thomas to approve the revised Mohawk Homeowners Association Guidelines, seconded by Mr. Irwin; passed unanimously. Mr. Thomas suggested a to include brief introduction page to the guidelines at a later date. Mr. Thomas voiced concern about the “view lots” and whether they should be permitted to install a ramada, gazebo or large trees that could obstruct the view for other homes with “view lots”. Discussion regarding whether it was reasonable to prohibit homeowners from installing these items on their lots. Motion by Mr. Thomas to obtain a legal opinion, seconded by Mr. Shriver; motion passed 2-1.
- **Pre-approved Exterior Pain Color Revisions** – Discussion ensued regarding the new colors provided by Dunn Edwards. Still unsure of the color choices for the new pop-out colors. Mr. Thomas suggested that two homeowners in attendance, Ms. Lauretti and Ms. Kirst provide assistance to the architectural committee in the final color selections. Both homeowners graciously accepted the offer. The committee and homeowners will decide on the final selection. Mr. Shriver motioned to appoint Susan Lauretti as an additional member of the architectural committee, seconded by Mr. Thomas. Appointment accepted by Ms. Lauretti and passed unanimously by the board.

**V. New Business:**

- **Board Position Appointments** – Discussion among the board of directors regarding positions. The board positions are:
  - President** – Jim Shriver
  - Vice President** – Jack Thomas
  - Secretary/Treasurer** – Roy Irwin
- **Newsletter Approval** – Copy of the newsletter draft was presented and will be mailed to the community as presented.

**VI. Open Discussion**

- Homeowner in attendance inquired about sunscreen colors in the community that aren't either bronze or charcoal. Mr. Shriver explained the need to be "reasonable" in the options used by members. New guidelines do not reference the sunscreen color requirements.
- Ms. Castellaneta was asked what the result was when trying to contact the Del Lago Homeowners Association across the golf course to inquire about their fence condition. Ms. Castellaneta advised the Del Lago Homeowners Association does not reflect who is currently managing the community on the Arizona Corporate Commission website and wasn't able to contact anyone.
- Discussion regarding who's responsible for the rear walls of the golf course lots. Homeowner in attendance advised that the wall was there prior to the construction of the community. Since CC&R's state the walls are the responsibility of the homeowner, it was established the homeowner owns the rear walls/fences.

**VII. Adjournment:**

- A motion was made by Mr. Shriver and seconded by Mr. Irwin adjourn the Open Session at 8:55 pm. Passed Unanimously.

**Mohawk Homeowners Association**  
**Open Session Minutes**  
**June 20, 2011**

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**Board Members Present:** Jim Shriver, Roy Irwin, Jack Thomas  
**Management Present:** Darline Castellaneta  
**Three Homeowners Present**

**I. Call to Order:**

- Mr. Shriver called the meeting to order at 7:10 pm.

**II. Review of Meeting Minutes:**

- A motion was made by Mr. Thomas and seconded by Mr. Irwin to approve the Open Session meeting minutes dated March 14, 2011. Passed unanimously.

**III. Review of Financials**

- Tax return for 2010 inadvertently paid out of the Income Tax line in April 2011 when it was budgeted under Legal & Accounting. Darline to arrange to be revised. A motion was made by Mr. Thomas and seconded by Mr. Irwin to accept the Income Statement dated May 31, 2011 with the revision of the tax preparation payment. Passed unanimously.
- Update provided by Mr. Shriver regarding recent theft of backflow preventor. Crime was reported to the Glendale Police Department.
- Mr. Shriver discussed recent auto accident that caused damage at 55<sup>th</sup> Drive & Mohawk resulting in \$577.00 worth of plant replacement. Claim has been made for driver at fault insurance reimbursement.
- Tree damaging sidewalk along the north side of Mohawk was removed at a cost of \$300.00

**IV. Old Business:**

- **Golf Course & Perimeter Wall Painting** – Discussion regarding the condition of the golf course walls and some of the damaged wrought iron. Darline to confirm the lots in need of wrought iron repairs and send violation letters. Charlie Gonzales with Liberty Fence to be contacted for wrought iron repairs. Letter to be sent to homeowners that need repairs providing them with contractor information.  
Instruction to Darline from the board to obtain bids for painting all perimeter and golf course walls. Separate bid to be provided for wall along Beardsley. Use of 100% acrylic paint only. Board requested the input of Susan Lauretti of the Architectural Committee and two other homeowners to assist in color options for the walls.  
Suggestion from Mr. Irwin to obtain member e-mails and send e-mail to members for their input on color options.

**V. Open Discussion**

- Concern from Mr. McGillis, Architectural Committee Chairman, regarding architectural submittals that have been approved in the past, but never started alteration that was submitted. Suggestion to include reminder to homeowners in next newsletter that they must complete approved alterations within 6 months, or re-submit. Also to include this information on the community website.
- Question from Mr. Thomas regarding whether accounting method used was cash or accrual. Darline will check and report back.
- Suggestion by Mr. Thomas to add review and acceptance of 2010 Compilation on the next meeting's agenda.
- Mr. Thomas motioned to nominate Gary Kirst to the Architectural Committee; seconded by Mr. Shriver. Passed unanimously.

**VII. Adjournment:**

- A motion was made by Mr. Shriver and seconded by Mr. Irwin adjourn the Open Session at 8:03 pm. Passed Unanimously.

**Mohawk Homeowners Association**  
**Open Session Minutes**  
**November 17, 2011**

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**Board Members Present:** Jim Shriver, Roy Irwin, Jack Thomas  
**Management Present:** Phil Gardner

**Six Homeowners Present**

**I. Call to Order:**

The meeting was called to order at 6:05 pm.

**II. Review of Meeting Minutes:**

The minutes from the August 16, 2011 open meeting were discussed. A motion was made and seconded to approve the open meeting minutes. The motion was discussed and passed unanimously.

**III. Review of Financials**

The Income and Expense Statement dated October 31, 2011 was discussed. A motion was made and seconded to accept the Income and Expense Statement. The motion was discussed and approved with a unanimous vote.

**IV. 2012 Budget**

- The draft budget was discussed
- Tree trimming was discussed
- Tree replacement was discussed
- A motion was made and seconded to approve the 2012 budget adding \$1800 to the tree trimming line item. The motion was discussed and passed unanimously.
- A motion was made and seconded to fix the assessment for 2012 at \$39.00 per month. The motion was discussed and approved with a unanimous vote.

**V. Old Business:**

**Community Walls & Wall Colors** – Colors to paint the perimeter walls were discussed.

- Paint chips were reviewed.
- A motion was made and seconded to paint different colors in test patches on the wall to allow input as to the color to use. The motion was discussed and approved with a unanimous vote.

**VI. Golf Course View fence color**

Jack Thomas entered the meeting at 6:55pm

The color was discussed. A paint chip was reviewed. A motion was made and seconded to approve the golf course view fence color as Dunn Edwards Emerald Pool, #DE55699, which matched the color Hauten Green originally selected by the developer. The motion was discussed and approved with a unanimous vote.

HOA involvement in the cost of repair/repainting of the view fencing on the golf course lots and also on the lots facing the parks was discussed. The consensus of the discussion was that the HOA would not be involved in any of the view fencing repairs/repainting needed.

**VII. Open Discussion**

A statement was read from Robyn Stoneman. Noise problems behind Albertson's are again a problem.

- History of the development was discussed
- Past communications with Albertsons was discussed
- Kinney Management asked to contact city officials and Albertson's regarding enforcement of the development approval stipulations

A homeowner discussed possible HOA involvement in hail damage repairs to roofs in the association

#### **VIII. Architectural Committee**

Members of the committee were present to discuss matters concerning the committee

- Sharing violation reports with the committee was discussed
- Changes to the association rules were suggested as follows:  
The wording for GATES currently states "All gates must be natural wood colored or painted to match the color of the adjacent block wall or painted black."

A motion was made and seconded to change the wording to "All gates MAY ~~must~~ be natural wood colored or painted to match the color of the ~~adjacent block wall or painted black~~ HOUSE OR THE HOUSE TRIM. THE METAL FRAMES MAY BE PAINTED BLACK IF NATURAL WOOD COLOR IS USED OR THE FRAME MUST BE PAINTED TO MATCH THE WOOD SLATS IF PAINTED." The motion was discussed and approved with a unanimous vote.

- A joint meeting with the committee in the week following Thanksgiving was discussed.

#### **IX. Adjournment:**

A motion was made and seconded to adjourn the Open Session at 8:02 pm. The motion passed unanimously.