

Mohawk Homeowners Association
Open Session Minutes
January 23, 2012

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

Gary Kirst and Bill McGillis from the Architectural Design Review Committee were in attendance

Four Homeowners Present

I. Call to Order:

The meeting was called to order at 10:05am. The meeting was properly noticed and a quorum present.

II. Review of Meeting Minutes:

The minutes from the November 17, 2011 open meeting were discussed. Amendments to the minutes were discussed. A motion was made and seconded to approve the open meeting minutes as amended. The motion was discussed and passed unanimously.

III. Review of Financials

The Income and Expense Statement dated December 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.

The wall painting project was discussed. A notice needs to be provided to the homeowners about the project to remove landscaping that drapes over the walls

IV. Old Business

Wall Painting Project

- The wall painting project was discussed
- Timing of the project was discussed
- Paint colors were discussed
- The sample paint strips were discussed
- Painting of the trim course was discussed
- Use of stains was discussed
- The effects of graffiti treatment was discussed
- Pete's Custom Service was discussed. A motion was made and seconded to use Pete's Custom Service for the painting project. The motion was discussed and approved with a unanimous vote. Pete's Custom Service will be contacted for a revised quote.

Tree Replacement Project

- Tree replacement of 21 trees was discussed
- Board members will check tree locations for the February Meetings
- Kinney Landscaping will investigate diseased trees in the Beardsley common area
- Diseased trees should be replaced
- A motion was made and seconded to replace 21 trees plus the diseased trees. The motion was discussed and approved with a unanimous vote.

V. Architectural Committee

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

Violation Reports

- Sharing violation reports with the committee was discussed
- The violation process was discussed
- Committee member complaints were discussed
- Confidentiality agreements for the February Meetings were discussed
- A motion was made and seconded to share violation reports with committee members subject to signing confidentiality agreements. The motion was discussed and approved with a unanimous vote.

Lot 12

- Lot 12 was discussed
- Board action was discussed
- Legal letters were discussed
- Committee members to contact Lot 12 owner

Submittal Form

- The submittal form was discussed
- A 180-day time limit to start and finish projects was discussed
- A motion was made and seconded to modify the form to include the 180-day time limit. The motion was discussed and approved with a unanimous vote. The revised form will be sent to Bill.

Screens

- Submittals for screen replacements was discussed
- Screens need to be checked for compliance

Paint Colors

- Paint colors were discussed
- Frazee and Dunn Edwards paints were discussed
- Trim colors and popout colors were discussed
- Scheme 4 should be discontinued for all residences that have not been painted these colors

Jim left the meeting at 11:50am

Jim returned to the meeting at 11:55am

- A motion was made and seconded to remove scheme 4. The motion was discussed and approved with a unanimous vote. Kinney Management to contact Dunn Edwards for additional copies of the Paint Color Book.

VI. Open Discussion

- Blotchy walls at Lots 38 and 39 were discussed

VII. Adjournment:

A motion was made and seconded to adjourn the Open Session at 12:10 pm. The motion passed unanimously.

Mohawk Homeowners Association
Open Session Minutes
February 18, 2012

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

Seven Homeowners Present

Members of the Architectural Review Committee Present

I. Call to Order:

The meeting was called to order at 1:00pm.

II. Review of Meeting Minutes:

The minutes from the January 23, 2012 open meeting were discussed. A motion was made and seconded to approve the open meeting minutes as amended. The motion was discussed and passed unanimously.

III. Review of Financials

The Income and Expense Statement dated January 31, 2012 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. Old Business:

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

- Paint chips were reviewed.
- Samples painted on the wall were discussed
- Polished Oak (DE8743M) for the wall and Cobblestone Path (DE6068) for the trim were discussed. A motion was made and seconded to use these colors for the wall. The motion was discussed and approved by unanimous vote.

Homeowners Notification Letter

- The notification letter was discussed.
- Amendments were discussed.
- Gathering emails for quick notifications was discussed.
- A motion was made and seconded to approve the letter as amended to send the letter to the homeowners as soon as possible. The motion was discussed and approved by unanimous vote.

Wall Painting Proposals

- Pete's Custom Service discussed
- Pete's Custom Service proposal is competitive
- Pete's Custom Service painted the walls in 1999
- This year's project is a bigger project
- Pete's Custom Service proposes to paint the walls with an acrylic bases paint and repair the cracks for a cost of \$17,655 with 50% down. A motion was made and seconded to hire Pete's Custom Service for a total of \$17,655 with 50% down with possible increases in price based on what additional repaints may be discovered. The motion was discussed and approved with a unanimous vote.

Trees

- Installing 20 replacement trees along the north side of Mohawk was discussed with 1 tree located on the south side of Mohawk.
- 15 gallon Live Oak trees were discussed
- 5 diseased Eucalyptus trees located along Beardsley were discussed.

- Design Tree Service and Shamrock Tree Service proposals were discussed to remove the trees and grind the stumps.
- Replacement of the Eucalyptus trees with 7-15 gallon Live Oak trees was discussed
- Using Kinney Management to install the replacement Live Oak trees was discussed
- Adding the 7-15 gallon Live Oak replacement trees in the Beardsley Road common area was discussed
- A motion was made and seconded to approve the Design Tree Service proposal for Eucalyptus Tree removal for a total of \$1,650.45 and add the 7 tree replacements to the original 21 tree replacement project. The motion was discussed and approved with a unanimous vote.

V. New Business

Architectural Review Committee

- The confidentiality agreement letter for releasing violation/activity reports was discussed.
- Members of the Architectural Review Committee present at the meeting signed the letter.
- Corner lots requiring repainting and repairs were discussed
- Changes in the submittal form were discussed.
- Changes to the Rules and Guidelines were discussed
- A motion was made and seconded to accept changes in the submittal form and the Rules and Guidelines. The motion was discussed and approved with a unanimous vote.

VI. Open Discussion

- Schedule for dog waste removal was discussed
- A newsletter article regarding pet control was discussed
- Contacting golf course properties regarding pet control was discussed

VII. Adjournment:

A motion was made and seconded to adjourn the Open Session at 1:15 pm. The motion passed unanimously.

**Mohawk Homeowners Association
Open Session Minutes
June 14, 2012
Raven Room
Foothills Recreation and Aquatic Center**

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

4 Homeowners Present

2 Members of the Architectural Review Committee Present

I. Call to Order:

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

II. Review of Meeting Minutes:

The minutes from the February 18, 2012 open meeting were discussed. Providing a summary to discussed issues was discussed. Kinney management asked to provide summaries of discussions in the minutes. 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 May 31, 2012 was discussed. The tree trimming and painting projects were discussed. A motion was made and seconded to accept the Income and Expense Statement and asking that an asterisk be placed next to the tree trimming item indicating that this was a 2011 year expense. The motion was discussed and approved with a unanimous vote.

IV. 2011 Compilation

- The paragraph relating to the “Management has omitted supplementary information...” was discussed.
- Kinney management was requested to have this paragraph removed from the report.
- The lack of letterhead on the report was discussed.
- Kinney Management will retrieve a finished copy of the report containing the letterhead and provide copies to the board.
- The reserve study was discussed. Playground equipment useable life was discussed.
- Kinney Management was asked to obtain bids for a new Reserve Study.
- A motion was made and seconded to accept the compilation of 2011 Mohawk accounting and finances. The motion was discussed and approved with a unanimous vote.

V. New Business

Architectural Review Committee business

- Rules and guidelines availability was discussed.
- Resending the guidelines to homeowners was discussed.
- Guidelines need to be updated
- The website was discussed.
- Kinney Management was asked to seek proposals to re-activate control and hosting of the website.
- RV parking was discussed.
- Kinney Management will research legal ways to deal with RV's.

- A motion was made and seconded to create a 2-letter violation process for RV parking, trailer parking and commercial vehicle parking. The motion was discussed and approved by unanimous vote.
- Homeowners will need to be informed of the changes in the process.

Lot 80 Paint Problem

- Homeowner was given approval to paint her house using Scheme 5 of the new paint schemes.
- The house has no trim and is subject to the association rules and regulations regarding painting stucco as trim..
- The homeowner authorized the painter to create a trim
- The homeowner was notified that painting stucco as a trim was not allowed before the painter started work.
- The homeowner felt with the approval of her submittal, including the trim color, that the association had authorized a trim.
- Possible accommodations for the homeowner were discussed including reimbursing the homeowner the cost of the trim paint that was used.
- Paint invoices were discussed and requested from the homeowner.
- The association will take the discussion under advisement.

VI. Adjournment:

A motion was made and seconded to adjourn the Open Session at 8:25 pm. The motion passed unanimously.

**Mohawk Homeowners Association
Open Session Minutes
September 10, 2012
Raven Room
Foothills Recreation and Aquatic Center**

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

2 Homeowners Present

2 Members of the Architectural Review Committee Present

I. Call to Order:

The meeting was called to order at 6:00pm.

II. Review of Meeting Minutes:

The minutes from the June 14, 2012 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 July 31, 2012 was discussed. Using brackets for negative numbers 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. 2013 Budget

- An assessment increase was discussed
- An increase of \$1.00 was discussed.

A motion was made by Roy and seconded by Jim to increase the assessment by \$1.00. The motion was discussed and approved with a unanimous vote.

- Management fee increase of \$67 per month was discussed.
- The reserve study was discussed. Forwarding a digital copy of the 2006 study was requested.
- Update of the reserve study is underway with a meeting scheduled with the consultant for Friday September 14, 2012.

A motion was made by Jack and seconded by Roy to approve the 2013 budget. The motion was discussed and approved with a unanimous vote.

V. Old Business

Revised Rules and Guidelines

- Revisions to Rules and guidelines were discussed.
- More information on the proposed revisions was requested.

A motion was made by Roy and seconded by Jim to table revisions. The motion was discussed and approved with a unanimous vote.

- Requiring windows in garages was discussed.
- Glendale PD recommendations were discussed.
- Opinions from committee members in attendance were heard.

A motion was made by Roy and seconded by Jim to allow “no window” garage doors in the Legends part of the community. The motion was discussed and approved with a unanimous vote.

The website was discussed.

- A new account with Go Daddy needs to be established.

- Roy will email the domain information once the new account is established.
- Kinney management will expedite the switch-over.

VI. Open Discussion

The condition of 5510 W. Tonopah was discussed.

- Water leaks were discussed.
- Condition of the landscape was discussed.
- Kinney Management to follow up with violation notices and will contact the City of Glendale regarding potential code violations.

Painting bird guards was discussed

- Bird guards placed under tiles are omitted from painting requirements.
- A requirement to paint bird guards was discussed.

A motion was made by Jack and seconded by Roy to require painting of bird guards when a house is repainted, re-roofed or when the bird guards are installed. The motion was discussed and approved with a unanimous vote.

VII. Adjournment:

A motion was made by Jack and seconded by Roy to adjourn the Open Session at 7:55 pm. The motion passed unanimously.

**Mohawk Homeowners Association
Open Session Minutes
December 10, 2012
Gecko Room
Foothills Recreation and Aquatic Center**

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

1 Homeowners Present

2 Members of the Architectural Review Committee Present

I. 5:20pm - Informal Southwest Gas Meeting

Jeff Shelton from Southwest Gas was present to answer questions regarding retrofitting the community with natural gas piping.

- Options for obtaining piping and gas for the community were discussed.
- Approximately \$3000 cost per household with 100% participation
- There currently is a gas main line in Mohawk Lane
- The project needs HOA leadership
- The consensus of the board is that there will be no HOA involvement.

II. Call to Order:

The meeting was called to order at 6:28pm.

III. Review of Meeting Minutes:

The minutes from the September 10, 2012 open meeting were discussed. A motion was made by Jack and seconded by Roy to approve the open meeting minutes. The motion was discussed and passed unanimously.

IV. Review of Financials

The Income and Expense Statement dated October 31, 2012 was discussed. A motion was made by Jack and seconded by Roy to accept the Income and Expense Statement. The motion was discussed and approved with a unanimous vote.

V. Old Business

Park Signs

- Use of Plexiglas was discussed for protection purposes.
- The direction was to monitor the acrylic covering of the signs provided by the sign contractor

Tree trimming and removals.

- Trees hanging over onto the preschool property have been authorized for trimming at a cost of \$250 per tree
- Tree located at the S/E corner of 57th Avenue and Mohawk has been removed. It was touching the house. Total cost was \$450.

The update to the reserve study was reviewed and discussed.

The website was discussed. Kinney management directed to prepare a notice card for the new website for review by the board.

VI. Open Discussion

Flat head borer problems were discussed. Approximately 20 trees will be treated for the problem in the spring at a cost of \$80 per tree.

Vandalizing garage sale signs was discussed. The signs will be placed in locations harder to access.

Changes to the design guidelines were reviewed:

- Changes in the application form
- Organization of requested information on the form
- Kinney Management screening of submittals was discussed but not recommended
- Language changes for the application form will be created by the committee for review.

VII. Adjournment:

A motion was made by Jack and seconded by Roy to adjourn the Open Session at 7:27 pm. The motion passed unanimously.