RANCHO GABRIELA HOMEOWNERS ASSOCIATION
P.O. BOX 25466
TEMPE, AZ 85285

Board of Directors Meeting - Open Session
Thursday, October 28, 2021 @ 7:00 PM
Teleconference

Meeting Minutes

I. Meeting was called to order at 7:01 p.m. by Louis Lugo, President. Jeanette Landis, John Norton and Steve Benson were in attendance. Angie Kreger was absent.

II. Review and approval of the Board of Directors Meeting Minutes dated September 23, 2021.

III. Treasurer's Report:
   a. Review and acceptance of the Income Statements dated September 30, 2021.
   b. Invoice approval—AZ Rec (2), BKB (3), DECA (3), Yellowstone (4), Signal Gate (1), Zona Installation (1)
   c. Comenity Bank CD closed out 9/14—Moved to CIT Wealth management account.
   d. Review of 2022 Operating Budgets and Assessments—Master association assessments increasing $3 to $53 beginning 1/2022—Gated assessments will only have the $3 increase as well. Approved.

IV. New Business:
   a. Draft Reserve Study updates complete
   b. Request from gated P12 380 for additional street lighting—Peri to look into a solar light.
   c. City of Surprise rebates for projects—Rebate refunds in process.
   d. City of Surprise—Fiber Slurry Pavement Preservation—Phase 3, Parcel 17 scheduled for 10/25.
   e. Holiday lights schedule—Lights and décor to be installed 11/9/21.

V. Old Business:
   a. Status of new irrigation controller installation—In process

b. Status of Sisso tree removal 6th project—Due to be completed 1st week of December.
c. Status of approved plant replacement projects—Due to be completed mid-November
d. Status of camera installation at gated parcels—Due to be completed 1st week of November
e. Schedule for gated parcels road maintenance—Complete
f. Repairs to damaged mailbox--Complete
g. Security Patrol update—Lighting issues

VI. Tabled/Pending Items:

a. Yellowstone water report—pending installation of new controllers
b. Basketball court resurface project—pending proposals
c. Sidewalk/walkway repairs—pending proposals
d. Gated parcels replacement street signage—pending list from Zumar

VII. Open Discussion:

a. Nothing this meeting

VIII. Adjournment at 7:30 p.m.

Minutes prepared and submitted by, Jeanette Landis – Secretary

11/23/21 _____ Minutes approved/date