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

Board of Directors Meeting - Open Session
Thursday, September 23, 2021 @ 7:00 PM
Teleconference

Meeting Minutes

I. Meeting was called to order at 7:00 p.m. by Louis Lugo, President. Jeanette Landis, Angie Kreger, John Norton and Steve Benson were in attendance.

II. Review and approval of the Board of Directors Meeting Minutes dated June 24, 2021.

III. Treasurer's Report:
   a. Review and acceptance of the Income Statements dated June 30, 2021, July 31, 2021 and August 31, 2021.
   b. Invoice approval—Yellowstone (1)
   c. Review of the 2020 year-end audit by Mansperger Patterson & McMullin, PLC—everything is good and on track where we need to be.
   d. Close-out expiring BNY Capital CD--Complete

IV. New Business:
   a. Meeting with City of Surprise on water reduction projects—2 City of Surprise employees looked at the converted timers, looked at data and will use Rancho Gabriela's data to help other HOA's complete water reduction programs.
   b. Repairs to shared wall between Parcel 11 and Rosefield Charter—BKB completed in July fixing the shared wall as bricks were loose, etc., Rosefield Charter split the cost with the HOA.
   c. Zoom meetings scheduled through the remainder of 2021.
   d. Phase 2—148th Ave, whole mailbox panel was broken by kids, Peri working on the repair with the postal repair contractor.

V. Old Business:
   a. Status of Palm tree trim--Complete

b. Status of new irrigation controller installation—In process, 14 controllers remain to install and will be completed with weather permitting in 2021.
c. Status of Sisso tree removal 6th project—Removal starting 9/23/21
d. Status of approved plant replacement projects—Beginning mid-October
e. Status of turf reduction projects/4 locations--Complete
f. Status of camera installation at gated parcels—Due to be completed next week
g. Schedule for gated parcels road maintenance—Seal coat begins 9/22
h. Security Patrol update—Lighting issues: some issues have been fixed and others are in process.

VI. Tabled/Pending Items:

a. On-site meeting for reserve study update 9/13—New report pending
b. Yellowstone water report—pending installation of new controllers
c. Basketball court resurface project—pending proposals
d. Sidewalk/walkway repairs—pending proposals
e. Gated parcels replacement street signage—pending list from Zumar

VII. Open Discussion:

a. City of Surprise/Police department will be hosting this year the return of GAIN night on 10/23/21.
b. Homeowner asking about tree behind his house for when the Sisso tree removal will happen? This tree will be part of the 2022 tree removal budget/project. Also a limb was struck by lightning on this same tree, Peri is working with the landscapers to trim the limb in our large tree trim starting this week.

VIII. Adjournment at 7:29 p.m.

Minutes prepared and submitted by, Jeanette Landis – Secretary

Jo-Lyn 12/27/21 Minutes approved/date