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

Board of Directors Meeting - Open Session
Thursday, January 28, 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 and John Norton were in attendance. Louis made an announcement that Jim Verpoten, who was a board member, had passed away in December. Flowers and condolences were sent by the association and KMS to the family.

II. Review and approval of the Board of Directors Meeting Minutes dated November 24, 2020.

III. Treasurer's Report:
   a. Review and acceptance of the Income Statements dated November 30, 2020 and December 31, 2020.
   b. Invoice approval— DECA (1)
   c. Follow-up from discussion with CIT Bank—CD accounts—All approved to see what is available when the next CD is at its expiration date.

IV. New Business:
   a. Insurance policy renewal—Cost will be $30,000 for the year. Request for bids once we are 3-years out from claims that caused the increase.
   b. Review of proposal from ProConsult for gated parcel road repairs—All approved.
   c. Request from gated parcel residents for entrance cameras—All approved to start the process for bid to get cameras at all gated entrances. 3A/Safeguard was recommended by Signal Gates and also did the installation at Copper Canyon.
   d. Board and DRC members needed—Louis mentioned to all homeowners on the zoom meeting to submit a letter of interest if available and interested.
   e. Proposal from Ewing for new water controllers—Total cost for all new controllers in the community is $143,475.00. Ewing will house the controllers purchased in bulk for discount. Yellowstone will install 2 per month with some labor absorbed by regular maintenance crew.

Irrigation tech will be an additional charge due to EZ FLO tanks and vaults needing to adjusted to accommodate the new controllers.

V. Old Business:
   a. Status of Phase 1 tree trim project by Yellowstone—Complete.
   b. Status of landscape repairs at Reem's/Peoria—Complete. Peri to contact City of Surprise to see if they are complete with their testing for us to paint the street light control box.
   c. Status of next Sisso tree removal project by Yellowstone—Chemical treatment started. This is the last area to be completed on the south side of Cactus Road for now.
   d. Status of plant replacement project by Yellowstone—Starting replacement about February 15, weather permitting.
   e. Security Patrol update—Lighting issues, light lenses broken and some graffiti.

VI. Tabled/Pending Items:
   a. Yellowstone water report—pending installation of new controllers.
   b. Water/irrigation projects—pending proposals, remove from agenda for now.
   c. Basketball court resurface project—Peri working on proposals for upcoming meeting.

VII. Open Discussion:
   a. Homeowner Steve Benson interested to participate on the board. Requested letter of interest for review at next meeting.
   b. Homeowner asking about dog waste stations to be on more of the main streets as neighbor's dog keeps pooping in homeowner's yard and not picking it up. There are 18 dog waste stations installed within the green belts. Peri suggested for homeowner to send in a complaint form with the address and the HOA can send a letter. Also advised to contact the City of Surprise to file a complaint.

VIII. Adjournment at 7:39 p.m.

Minutes prepared and submitted by, Jeanette Landis – Secretary

2/25/21 _____ Minutes approved/date

President