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

Board of Directors Meeting - Open Session
Tuesday, August 23, 2022 @ 7:00 PM
Rancho Gabriela Elementary School

Meeting Minutes

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

II. Review and approval of the Board of Directors Meeting Minutes dated June 28, 2022.

III. Treasurer's Report:
   a. Review and acceptance of the Income Statements dated June 30, 2022 and July 31, 2022.
   b. Invoice approval—EWING (8), Signal Gates (1), Yellowstone (2)
   c. 2023 operating budget—Peri working on drafts and the gated community will probably have an increase for 2023.

IV. New Business:
   a. Storm damage—Trees down in the neighborhood and arborists working overtime trimming trees. 23 trees total lost.
   b. Gated parcel cameras and damage from Amazon—Amazon's insurance is reimbursing the HOA for unauthorized Amazon key installation that fried the mother board.
   c. Discussion on Design Guideline updates for lighting—Lighting not specified in HOA design guidelines. Peri to talk to our legal team on restrictions (can we restrict to only Federal holidays), etc.?
   d. 2022 holiday lights—Lights on the palm trees this year will be red, green and blue.
   e. Steps/stair into basin—BKB—Approved.
   f. Review of proposals (2) for wall repairs due to tree roots--BKB—Approved.
   g. Review of proposals (2) for repairs to gated entrances and painting—BKB—Approved.
   h. Review of proposals for basketball court resurface project—Approved, Pacific Tennis Courts proposal to complete the project.

i. Gophers—Board approved to increase more days for treatment to help with the problem.
j. New signs being installed due to fading from the sun.
k. Yellowstone proposal to cut curbing at 2 drainage culverts at retention to reduce standing water – Approved.
l. Peri will have a drywell located across from Rancho Gabriela Elementary in the walking path area scheduled for clean out by Torrent Resources.

V. Old Business:

a. Landscape projects updates—new Sisso tree sprouts being treated this week, Palm tree trim due to be completed this week, Sisso treatment to kill the trees on the north side of Cactus starting next week, Ruts filled in from dirt bikes and Sisso tree removal still in process on south side of Cactus.
b. Security Patrol update—A few street lights out.
c. New controller, master valve and flow sensor project—Complete/Reports are starting to come in.
d. Woodchip installation project—Complete at 4.5 parks

VI. Tabled/Pending Items:

a. Proposal from Yellowstone for next turf reduction project—On hold until 2023
b. Gated parcels replacement street signage--Ordered
c. Concrete repairs—Pending additional proposals
d. Solar King lighting at gated mailboxes—Pending proposal for 2 lights

VII. Open Discussion:

- Homeowner had 3 cars parking in front of her house for over a month. Homeowner to give Peri plate information
- Homeowner says not sure why landscapers aren't keeping up with the landscape trimming? Peri said plants are done in a cycle and landscaping will be out next week to clean up the weeds and Sisso tree sprouts.
- Sisso tree roots are growing in homeowners backyard—Homeowner to contact Peri with address.
- Scorpions—Gwynn stated over 1700 scorpions killed so far this year.

VIII. Adjournment at 8:08 p.m.

Minutes prepared and submitted by, Jeanette Landis – Secretary

9/27/22

Minutes approved/date