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

Board of Directors Meeting - Open Session
Tuesday, September 27, 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, Steve Benson and Darrell Meacham were in attendance. John Norton was absent.

II. Review and approval of the Board of Directors Meeting Minutes dated August 23, 2022.

III. Treasurer's Report:
   a. Review and acceptance of the Income Statements dated August 31, 2022.
   b. Invoice approval—EWING (4), Yellowstone (2), and BKB (1)
   c. 2023 operating budgets and assessments—There will be no increase to the master association assessment of $53.00. An increase for gated parcels is needed to balance the 2023 budget. Current gated assessment is $53.00 + $33.88=$86.88, increase will be $53.00 + $37= $90.00).

IV. New Business:
   a. Review of proposal from HOA Playground for inspections/repairs of play-equipment-- HOA Playground Services LLC to do quarterly maintenance, pressure wash play equipment, wood chips, safety inspections and more - Approved.
   b. Review of proposal from BKB to sand/prime/paint fire access posts – Approved.

V. Old Business:
   a. Landscape projects updates (Tree trimming is complete, Sisso tree killing happening north of Cactus-600 total trees removed)/Yellowstone will be at October's meeting to report on the water reports for the new time clocks.
   b. Damage to Parcel 12 gate by Amazon—Reimbursement check was received on Monday of this week.

c. Attorney opinion on permanent home exterior lighting—Must be submitted for approval, be professionally installed and meet all lighting requirements found in the Design Review Guidelines and can be utilized during the holiday season dates of October 1 to January 15 with DRC approval.
d. 2022 common area holiday lighting—Will be installed to be on before the Thanksgiving holiday.
e. Steps at retention--Complete
f. Repairs and painting of gated parcel entrance gates--Complete
g. Security Patrol update—Everything is good, reports of a lights out and fire lane changes were down.

VI. Tabled/Pending Items:

a. Proposal from Yellowstone for next turf reduction project—On hold until 2024
b. Yellowstone drainage culvert repairs—Pending schedule date
c. Basketball court resurfacing—Pending schedule date
d. Gated parcels replacement street signage--Ordered
e. Concrete repairs—Pending additional proposals
f. Solar King lighting at gated mailboxes—Waiting on proposal for 2 lights

VII. Open Discussion:

- 18-wheel semi was parked on 151st and Wethersfield for over a week, homeowner contacted PD and it was gone the next morning as it was a hazard to see around.

VIII. Adjournment at 7:47 p.m.

Minutes prepared and submitted by, Jeanette Landis – Secretary

10/25/22

Minutes approved/date