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

Board of Directors Meeting - Open Session
Tuesday, January 24, 2023 @ 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. Guest Speaker –Chris Judd-Councilmember, City of Surprise
- Chris spoke about the commercial/industrial building proposed to be built on Peoria and Bullard that exceeds the height currently allowed. That tract/parcel is zoned for industrial/commercial construction. The only detail for debate is the height of the building. He told homeowners to email him to get on the email list for updates and information. Future meetings are needed before this goes any further including approval from the City of Surprise.

III. Review and approval of the Board of Directors Meeting Minutes dated November 22, 2022.

IV. Treasurer's Report:
a. Review and acceptance of the Income Statements dated November 30, 2022.
b. Invoice approval—AZ REC (1), BKB (1), Signal Gates (1)—2 estimates for cracked walls on north side of Cactus

V. New Business:
a. Insurance policy renewals—Board approved to new policy with Cox Insurance
b. Parcel 22—Phone board replacement-Complete
c. Request for lighting at parks in parcels 11 & 17—Approved, need proposal from Solar King
d. Water damaged light post(s)-Approved to replace
e. HOA Playground estimate for broken spring toy—Approved to order new tires that are missing.

f. City of Surprise Code Compliance Violation Notice—Received violation for removing landscaping (sisso trees) along Bullard. This has been resolved with reply to Surprise that the trees removed are being replaced with Mulga trees in the next few months.

VI. Old Business:

a. Sisso tree removal update—Yellowstone – North side is almost complete, there are fewer that 20 Sisso trees left in the community for removal.
b. Drainage culvert repairs—Complete (2 in phase 1 park)-Yellowstone-1st round complete
c. Concrete Repairs—Complete but backfill needs to be completed at the edges of the sidewalk so there is no drop off into the turf.
d. Installation of lighting at gated mailboxes—Complete-Solar King
e. Security Patrol update—A few lights out and reported

VII. Tabled/Pending Items:

a. Proposal from Yellowstone for next turf reduction project—On hold until 2024
b. Basketball court resurfacing—Pending schedule date-In process
c. Complete Design Guideline amendments—In progress
d. Proposal for damaged neighborhood signage—In process

VIII. Open Discussion:

- Homeowner asked about night patrol and security line items on income statement. Peri explained in detail each line item.

IX. Adjournment at 7:58 p.m.

Minutes prepared and submitted by, Jeanette Landis – Secretary

2/28/23 Minutes approved/date