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

Board of Directors Meeting - Open Session
Tuesday, March 28, 2023 @ 7:00 PM
Rancho Gabriela Elementary School

Meeting Minutes

I. Meeting was called to order at 7:02 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 February 28, 2023.

III. Treasurer's Report:
   a. Review and acceptance of the Income Statements dated January 31 and February 28, 2023.
   b. Invoice approval—BKB (1) and Yellowstone (4)
   c. CD for Gated Parcels—Board approved to select a CD for 52 weeks at 3.85% in the amount of $248,000.

IV. New Business:
   a. BKB Proposal wall repairs P22/23 196—Approved
   b. BKB Proposal wall repairs P19 88—Approved
   c. Yellowstone Proposal for stump removal w/map—Approved

V. Old Business:
   a. Park wood chip installation scheduled for week of 3/27
   b. Discussion—Sisso removal proposal from February meeting-$67,147 approved to complete. This is the last round of Sisso tree removal
   c. Discussion—Solar lighting for Parcels 11 and 17—Approved
   d. Security Patrol update—A few areas reported where lights aren't working

VI. Tabled/Pending Items:
   a. Proposal from Yellowstone for next turf reduction project—On hold until 2024
   b. Complete Design Guideline Amendments—In progress
   c. Additional concrete repairs to be scheduled for Phase 1—In process

d. Water savings meeting with Yellowstone—to be scheduled

VII. Open Discussion:

- Neighbor's house not painted in 16 years (all homeowners that haven't painted are getting letters). Issue with neighbor's tree root-suggested to contact HOA so they can send a courtesy letter if homeowner cannot talk to the neighbor.
- Streets are bad with big cracks—suggested to contact the City of Surprise as they are responsible for street maintenance and have a rotation for repairs.
- $53.00 a month for 2023, assessment may go up in 2024. All funds are budgeted and shown on the monthly income statements.
- Short term rentals—Report to the HOA in writing/complaint form on the Rancho Gabriela website. Call PD if noise complaint is between 10 p.m.-6 a.m.

VIII. Adjournment at 7:55 p.m.

Minutes prepared and submitted by, Jeanette Landis – Secretary

4/25/23 Minutes approved/date