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

Board of Directors Meeting - Open Session
Tuesday, January 28, 2025 @ 7:00 PM
Rancho Gabriela Elementary

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 November 24, 2024.

III. Treasurer's Report:
   a. Review and acceptance of the Income Statements dated December 31, 2024.
   b. Invoice approval—Yellowstone (1), Mutt Mitt (1), EWING (1), and DECA (1)

IV. New Business:
   a. Insurance premium increased $1500 for 2025, total is $21,060.

V. Old Business:
   a. HB2298—Parking in the community will change June 30, 2025. This bill will go into effect where the HOA will no longer be able to regulate the parking in the community. Mike talked about forming a committee and to try to get more information to the community of what is to come and to please vote when it is time.

VI. Tabled/Pending Items:
   a. None

VII. Open Discussion:
   a. Are repairs actually being checked when they are completed (ex. Sprinkler system fixes, etc.). Mike said yes and they write on a form with detail exactly what they did.
   b. ?? on the workers working on the asphalt. City of Surprise is doing their after so many years maintenance of filling in the cracks on the asphalt to preserve the streets.
   c. Homeowner was thoroughly going through the CC&R's and it states houses are to be rented from time to time. Asked about what that meant and Mike will get back to the homeowner and digging into public records for more information.
   d. Homeowner asked about the consequences for violations, the process. Mike explained that we don't fine homeowners as it hasn't become effective. It starts with notices and then moves all the way up to legal with letter notifications with our attorney's.

VIII. Adjournment at 7:54 p.m.

Minutes prepared and submitted by, Jeanette Landis – Secretary

_____ Minutes approved/date