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Erdug#ri#Gluhfwruv#Phhwlqj#DR shq#Vhvvlrq#
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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 open and closed Board of Directors Meeting Minutes dated April 23, 2026.
   a. All approve to move legals on in the legal process for any lot with unresolved violations.

III. Affirmation of HOA Board Positions
   a. Louis Lugo and John Norton were elected by the community to serve as the President and Vice President.

IV. Vote to Authorize Kinney Management to Create Agendas
   a. All approve Mike & President to write meeting minute agendas

V. Yellowstone Landscaping Update-Jose from Yellowstone joined our meeting.
   a. Large tree trim is happening now in the greenbelts and then they will go back and do the smaller trees and then the palm tree trimming.

VI. Projects completed 2025-2026
   - Culvert cleanup
   - Solar lights installed at the mailboxes in the gated areas
   - Boulders installed at roundabouts
   - Palm trees installed where others have died
   - Sidewalk repairs completed
   - New locks added to backflow cages
   - Playground repairs

VII. Treasurer's Report:

a. Review and acceptance of Income Statements dated April 30, 2026-All approve income statements.
b. Invoice approval- Yellowstone (2), and HOA Playground (1)

VIII. New Business:

a. Concrete Sidewalk Repairs- 6 proposals $133,000 and Mike to ask the vendor to repair $35k to $40k of the most needed repairs first.

V. Tabled/Pending Items:

a. None

VII. Open Discussion:

a. Communication: Homeowner states that there is no communication to contact the board members by phone or e-mails on Kinney Managements website. HOA meeting is where we talk about the issues or to contact Mike at Kinney Management.
b. Violation summary board agrees to move these to the open session meeting.
c. Website hasn't been updated since January of 2025. Mike to look what is going on as it was current at one point.
d. Kids on scooters/motor bikes with no lights, etc... Suggested to contact City of Surprise or Police department.
e. Parties at a house in the neighborhood-possible an Air B & B's. These are not allowed within the neighborhood (CC&R rules) and recommended to contact the City of Surprise Police department (noise disturbance, etc..).

VIII. Adjournment at 8:20 p.m.

Minutes prepared and submitted by, Jeanette Landis – Secretary

_____ Minutes approved/date