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

Board of Directors Meeting - Open Session
Tuesday, May 22, 2018 @ 7:00 PM
Rosefield Charter School

Meeting Minutes

I. Meeting was called to order at 7:00 p.m. by Louis Lugo, President. Diane Pinkney and Angie Kreger were in attendance. Jeanette Landis and John Norton were absent for this meeting. The Annual Meeting was not held due to lack of quorum; James Verpoten who is running for the Board was introduced and spoke briefly.

II. Review and approval of the Board of Directors Meeting Minutes dated April 24, 2018.

III. Treasurer's Report:
   a. Review and acceptance of the Income Statements dated April 30, 2018. Updates to the balance sheets with the new WM CD account information needs to be made.
   b. Invoice approval— Invoices to Ewing (1) and Somerset (1) were approved for payment.

IV. New Business:
   a. Gated parcels patrol service overview – Inclusion of the 5 gated parcels with the patrol service was tested for 3 months. There was very little activity reported by Signal 88 Security for those areas, however, response from owners was positive and the Board voted to continue the service with the cost billed to the gated parcels budget.
   b. Smart Water test meter – Rancho Gabriela was included as a test site for the WeatherTRAK Smart Water Management program through HydroPoint and Ewing Irrigation. This is a no risk trial

program in place for 90 days to determine if the system would add benefits to the irrigation/watering program.

c. Sissoo tree removal project – Discussion on the location and need for the Sissoo trees to be removed due to extensive root damage. The greenbelt area east of the elementary school and Parcel 21 and west of Parcels 19 and 20 will be the first area completed. Trees will be replaced with Acacia Mulga's that will mature to a smaller size tree and not cause leaf/debris into yards and will not have a root system that destroys walls and walkways. Concerns were expressed by some members in attendance about the loss of shade into the summer months and timing when birds are nesting. Request was made by one owner to leave 6 trees in the vicinity of her home.

V. Old Business:

a. Broken curbing replacement—Still in process.
b. Turf removal project on Cactus Road—Turf to be treated immediately to keep the Bermuda grass from coming up. Grading and granite/riprap to be installed late May or early June. A 4th section of the same area was approved to be added to the project.
c. Retaining wall for erosion repair – greenbelt on the east side of the school at the corner of the basketball courts to be completed when the turf removal project starts. Addition of the drainage culvert in the same greenbelt near the mailbox on Cholla to be added to the repairs.
d. Security Patrol Update—Minor issues with kids due to school being out.

VI. Tabled/Pending Items:

a. Granite refresh project—Quotes received. Review at future meeting once current projects are completed.
b. Proposals for sidewalk/walkway repairs—Peri to get updated proposals due to the tree removal project.
c. Settling at utility boxes along streets—No update.

VII. Open Discussion:

a. Request for a change to the rules was made regarding boats to be permitted where they fit on driveways. Process to change the CC&R's was explained.
b. Complaint of a vacation rental in one of the gated communities was made. Short term rentals are not permitted per the CC&R's but owners must file a complaint for notice to be sent as this is not something seen on a violation tour.
c. Request for trees to be planted in a greenbelt area where trees had been removed from storm damage years before. Trees, 2-3 will be planted along with the replacement tree planting that is underway.

VIII. Adjournment at 7:55 p.m.

Minutes prepared and submitted by, Peri Swenson - KMS

6/26/11 President

Minutes approved/date