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

Board of Directors Meeting - Open Session
Tuesday, November 28, 2017 @ 7:00 PM
Rosefield Charter School

Meeting Minutes

I. Meeting was called to order at 7:03 p.m. by Louis Lugo, President. Diane Pinkney, Jeanette Landis, Angie Kreger and John Norton were in attendance.

II. Review and approval of the Board of Directors Meeting Minutes dated October 24, 2017.

III. Treasurer's Report:
   a. Review and acceptance of the Income Statements dated October 31, 2017.
   b. Invoice approval—Somerset (2) and Signal Gates (1)
   c. Reserve transfer contribution—make transfer if funds are available for November and December.

IV. New Business:
   a. Proposal for play equipment repairs—reviewed and approved with AZ REC for $26,154 for all park locations.
   b. Review of phased plan for granite refresh—Peri to get a few more bids/quotes.
   c. APS tree trim from power lines—APS will be trimming trees on the south side of Cactus, no trees will be removed.
   d. Trees trimmed at street signage—Complete, if anyone sees any that were missed to contact Peri.
   e. New address for community website—Ranchogabrielahoa.com

V. Old Business:
   a. Tree root repair issues—Complete to date

b. Gopher issues—Burns contract was increased in time on site and cost
c. Mailbox parcel locker repairs—In process
d. Holiday lighting-Complete
e. Security Patrol Update—Minor vandalism & graffiti

VI. Tabled/Pending Items:

a. Proposal from Somerset for turf removal at Cactus—nothing at this time.
b. Proposal for monument entrance repairs—nothing at this time.
c. Proposal for sidewalk/walkway/curbing repairs—Peri working on bids/quotes.
d. Settling at utility boxes along streets—Peri is waiting on a return calls from Cox Communications and Century Link.

VII. Open Discussion:

a. Questions on paint colors—website has a link for approved paint pallets, use the Dunn Edwards and Sherwin Williams "color arcs" on the homepage.
b. Why an increase on our HOA dues—due to the increase in water costs and items like the large tree trim included in the budget for continued maintenance.
c. Community yard sale didn't seem like there were enough signs out—signs were out and also an ad was also placed in the newspaper.
d. Homeowner put a complaint in on a commercial truck parking on the street and no response. Possible glitch in the website as it is changing to a new webpage. Peri received information to look into.
e. Glass on Reems and Cholla—Peri will talk to landscape crew.
f. Homeowner didn't understand why her awning request was declined—as per our CC&R's, awnings are not permitted.

VIII. Adjournment at 7:52 p.m.

Minutes prepared and submitted by, Jeanette Landis – Secretary

[signature] - President Rancho Gabriela HOA Minutes approved/date
1/23/18