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

Board of Directors Meeting - Open Session
Tuesday, August 22, 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 2nd Attempt Annual Meeting Minutes dated June 27, 2017 and the Board of Directors Meeting Minutes dated June 27, 2017.

III. Treasurer's Report:
   a. Review and acceptance of the Income Statements dated June 30, 2017 and July 31, 2017.
   b. Invoice approval for J&E-monument flowers (1), DECA (2), and Signal gates (1).
   c. 2018 budget process—Peri will meet with Louis to prepare a draft budgets for the September meeting.

IV. New Business:
   a. Board approval of updated Design Guidelines submitted by the Design Review Committee. Rules need to be modified for approval by the Board.
   b. Notice for exterior painting—3rd notification to go out to all homeowners as a reminder of the exterior paint requirement. Homes with visible paint deterioration (managed and notice sent by phases) will begin to receive violation notice to submit colors and paint within 6 months of receiving notice.
   c. Gate repairs--$1100, not under warranty due to being hit from inside to exit the community.
   d. Mailbox parcel locker repairs—Request submitted to Southwest mailboxes to fix/replace parcel locker locks. Packages cannot be delivered to several locations.
   e. Refresh wood chips at tot-lots—Board approved purchase of woodchips from other community at a discounted rate to refresh the tot lots.
   f. Tree root issues/request for Sisso tree removal—Peri to work with Somerset Landscape on where removal or root barrier is needed to prevent damage to walls, sidewalks and into back yards.
   g. Storm damage/request for replacement trees—homeowners are requesting a few trees to be replaced as they were lost in storms, board approved to add replacement

trees in some locations. Sissoo trees will no longer be on the approved plant /tree list so less invasive trees will need to be considered for those replacements.

h. Holiday lights—Review again at the September meeting.

V. Ongoing/Old Business:

a. Palm tree trim project--complete
b. City of Surprise road maintenance schedule—complete
c. Schedule of large tree trim project—project will start in September.
d. Website updates—in process, Peri to meet with the photographer.
e. Security Patrol Update—graffiti, kids out late, Phase 1 someone using a paint ball gun.

VI. Tabled/Pending Items:

a. Proposals from Somerset for turf removal at Cactus pending.

VII. Open Discussion:

a. New homeowners are parking in the gravel, suggested to use complaint form or use a picture dated/time stamped in an e-mail.
b. Issues with trash and cigarette butts in the neighborhoods—Landscaping crew pick up trash daily but if you see it, please pick it up to keep our neighborhood looking nice.

VIII. Adjournment at 7:43 p.m.

Minutes prepared and submitted by, Jeanette Landis – Secretary

7/26/17 President

Minutes approved/date