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

Board of Directors Meeting - Open Session
Tuesday, August 23, 2016 @ 7:00 PM
Rosefield Charter School

**Meeting Minutes**

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

II. Review and approval of the 2nd Attempt Annual Meeting Minutes and Board of Directors Meeting Minutes from July 26, 2016.

III. Treasurer's Report:
   a. Review and acceptance of Income Statements dated July 31, 2016. CD coming due in November that will need attention.
   b. Invoice approval for completed work.

IV. New Business:
   a. Brief discussion on email from the City of Surprise on change in water billing from AZ AM Water to Surprise.
   b. 2017 budget discussion – draft budgets to be presented at the September meeting.
   c. Broken curbing project – getting bids for replacement of broken curbing that separates the turf from the granite throughout the community.

V. Ongoing/Old Business:
   a. Status of large tree trim / palm tree trim projects – complete by 8/31.
   b. Status of gated parcels street maintenance – repairs and seal coating being scheduled for September/October with Cactus Asphalt.
   c. Updates on tree root barrier / wall repairs – 2 additional proposals approved.

d. Security Patrol Update – Report from Phil at Signal 88 Security—No major issues, some graffiti.

VI. Tabled/Pending Items:

a. Updates to Design Guidelines—almost complete. Copies will be mailed to all members once final approval is given.

VII. Open Discussion:

a. Tree roots into backyard reported.
b. Report of leak from one backyard to another.
c. Scorpion situation is much better but a continual process of valve boxes being treated, walls and greenbelts being treated and black lighting is ongoing. Homeowners are encouraged to treat their yards for pests as well.

VIII. Adjournment at 7:42 PM.

Minutes prepared and submitted by, Peri Swenson - KMS

9/27/16 – President

Minutes approved/date