

PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
April 12 2021
Zoom Meeting

Directors in attendance: Greg Lind, Dan Corsetti, Sharryn Kuhlman, Mindy Douglass, Alan Marchione and Jeff Johnson. Debbie Tribioli from Kinney Management Services was also present.
A quorum was established. The meeting was called to order at 6:02 p.m. by Dan Corsetti

Upon motion duly made and seconded, the following resolutions were unanimously passed unless otherwise indicated:

Homeowner Comment/Question – Homeowner Joe asks about solar panels. Dan responds that the need to be submitted for to the architectural committee but they are permitted in the neighborhood.

Resolved: February 8 2021 Minutes approved. Motion by Jeff, second by Greg, all approve.

Notation: There are a couple of requests pending (lots 46 & 60). Debbie to send list to Dan and Greg.

Financial: Jeff notes that money has been spent from the reserves for a monument refresh and tree trimming/removal. There may need to be a slight increase in dues for 2022. All other line items are looking good.

Architectural – Committee is current with all submittals.

Notation:

- Monument Repair – All four monuments have been cleaned and re-painted. LED lighting looks good. Mindy is checking on an accent color for the signs.
- Irrigation Review – The community had a large increase in water costs due to the winter lawn in the green belts. Dan is monitoring the water use thru the City of Tempe website. There is no current/active leaks. Board has already agreed NOT to overseed in late 2021. Going to give the soil nutrients.
- Carver Tree Trimming – Board is very pleased with the work that was done by Agave.
- New Business
 - Sharryn thanks everyone for their support, and they thank her for her years on the Board.
 - Sharryn will get with Dan about the website info
 - Alan has a question about statements – is the balance due on them and/or do they show if the owner has a credit?
 - Alan speaks to the Board about emailing the Mayor of Tempe about same day trash pick up.

There being no further business to come before the Board, the meeting was adjourned at 6:25 p.m. Next meeting is June 14th 630pm