

**PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
January 12th, 2015**

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on January 12th, 2015 at 7:00 pm.

Directors in attendance were Steve Roehling, Jeff Johnson, Dan Corsetti, Greg Lind, Sharryn Kuhlman, Kevin Holland & Marsha Speicher.

Scott Darnall from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 7:01 p.m. by Steve Roehling.

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

Resolved: To approve the minutes of the October 13<sup>th</sup> board meeting with the correct spelling of Steve Roehling's name.

Resolved: Marsha, Sharryn and Dan to meet Friday morning at 9:30AM with the landscaper and Scott to discuss the City Grant application bid details at the N.E. Corner of Warner and Mill.

Resolved: Dan and Greg to walk perimeter wall to determine and document areas where paint and or repair are required. This information will be provided to Scott in order to obtain bids.

Resolved: To approve a \$200 expense to obtain and create a community website which Steve will procure and build.

Resolved: Resolved: To approve the pest control from Scorpion Tech with modifications as follow: Treatment dates are to occur approximately every 6 weeks starting around April 1st and ending around September 15th with the same unit cost. Bee removal to be a flat fee of \$105.

Open Discussion: At the annual meeting of the members in April there will be two open seats for the Board. Scott will send the board list to the board members.

There being no further business to come before the Board, the meeting was adjourned at 8:06 p.m.

The next meeting is scheduled for March 9<sup>th</sup> at 7:00PM at the KMS offices.

Respectfully submitted,

Scott Darnall,  
Recording Secretary

Respectfully submitted,

Dan Corsetti  
Secretary

**PECAN GROVES ESTATES II OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**OPEN SESSION**  
**March 9th, 2015**

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on January 9th, 2015 at 7:00 pm.

Directors in attendance were Steve Roehling, Dan Corsetti, Greg Lind, Sharyn Kuhlman & Marsha Speicher.

Scott Darnall from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 7:00 p.m. by Steve Roehling.

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

Resolved: To approve the minutes of the January 12<sup>th</sup> board meeting.

Resolved: Approval of the January financials.

Resolved: To approve the grant request to the City of Tempe for landscape enhancements. The cost of the project would be \$15,866.27 with a reimbursement from the City of \$7,933.13

Notation: Dan to modify the community maintenance items list that the Board prioritized. Scott will then procure bids to have the work done and submit the bids to the Board.

Open Discussion: None

There being no further business to come before the Board, the meeting was adjourned at 8:05 p.m.

The next meeting is scheduled for April 13<sup>th</sup> at 7:00PM at the KMS offices. – Annual; brief Board meeting after.

Respectfully submitted,

Scott Darnall,  
Recording Secretary

Respectfully submitted,

Dan Corsetti  
Secretary

**PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION**  
**P.O. BOX 25466**  
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**BOARD MEETING MINUTES - Open**

KMS Offices 6303 S. Rural Rd. Tempe, AZ

April 13<sup>th</sup>, 2015 - 7:20PM

- **Call to Order: 7:22PM**
- **Board Members Present:** Steve Roehling, Greg Lind, Marsha Speicher, Dan Corsetti, Andy Hernandez, Kevin Holland and Sharryn Kuhlman.
- **Election of Officers:** Motioned by Greg, 2<sup>nd</sup> by Marsha to: Elect the same people to the positions they have held in the previous term – Steve as President, Greg as V.P., Dan as Secretary and Jeff Johnson as Treasurer. All in favor – Approved.
- **Committee Membership:** It was decided that the Architectural Committee shall remain the same; Greg Lind and Dan Corsetti.  
  
The Landscape Committee shall be; Marsha Speicher and Sharryn Kuhlman
- **Adjournment: 7:43PM**

**PECAN GROVES ESTATES II OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**OPEN SESSION**  
**June 8th, 2015**

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on June 8th, 2015 at 7:00 pm.

Directors in attendance were Steve Roehling, Kevin Holland, Jeff Johnson, Dan Corsetti, Greg Lind, Sharryn Kuhlman and Marsha Speicher.

Scott Darnall from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 6:57 p.m. by Steve Roehling.

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

Resolved: To approve the minutes of the April 13<sup>th</sup> board meeting and the March 9<sup>th</sup> board meeting.

Resolved: To approve the May financials.

Resolved: To proceed with the Harris tree proposal

Resolved: To adopt the additional home paint colors excluding schemes 25 and 26.

Notation: The neighborhood grant is proceeding as planned and is scheduled to hear back from the City of Tempe as to acceptance or denial in July.

Notation: Scott to obtain wall repair proposal with color matching disclaimer.

Notation: The board will defer a decision on changing the late letter policy until the August 10<sup>th</sup> meeting

Notation: Scott to have exterminator deal with the bees in the wall at 8745 S. Mill Rd.

Open Discussion: None

There being no further business to come before the Board, the meeting was adjourned at 8:03 p.m.

The next meeting is scheduled for August 10<sup>th</sup> at 7:00PM at the KMS offices.

Respectfully submitted,

Scott Darnall,  
Recording Secretary

Respectfully submitted,

Dan Corsetti  
Secretary

**PECAN GROVES ESTATES II OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
OPEN SESSION  
August 10th, 2015**

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on August 10th, 2015 at 7:00 pm.

Directors in attendance were Steve Roehling, Jeff Johnson, Dan Corsetti, Greg Lind, Sharryn Kuhlman and Marsha Speicher.

Scott Darnall from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 7:03 p.m. by Steve Roehling.

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

Resolved: To approve the minutes of the June 8<sup>th</sup> board meeting

Resolved: To approve the July financials.

Resolved: To not change the existing late letter and delinquency policy

Notation: The neighborhood grant is proceeding as planned. Scott to check with the landscaper about his communications with the City rep. about the submittal requirements.

Notation: Scott to discuss the subject of on-going deadish spots in the grass areas.

Notation: Scott to contact SRP about the utility box repainting on Ash.

Notation: Scott to follow-up with the City about the raised sidewalk.

Notation: Scott to send Jeff a draft budget in September

Notation: The Board reviewed weed/grass chemical control documentation associated to the usage of Round up, as well as received input from our landscaper with regard to health and safety concerns of this product and concluded that there are no adverse health concerns for the Community.

Notation: As to the touch-up painting of the Ash wall the Board stated that this would be rectified when all Common Area walls are painted in late Fall of 2016.

Open Discussion: None

There being no further business to come before the Board, the meeting was adjourned at 8:00 p.m.

The next meeting is scheduled for Monday October 12<sup>th</sup> at 7:00PM at the KMS offices.

Respectfully submitted,

Scott Darnall,  
Recording Secretary

Respectfully submitted,

Dan Corsetti  
Secretary

**PECAN GROVES ESTATES II OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**OPEN SESSION**  
**October 12th, 2015**

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on October 12th, 2015 at 7:00 pm.

Directors in attendance were Steve Roehling, Dan Corsetti, Greg Lind, Sharryn Kuhlman and Kevin Holland.

Scott Darnall from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 7:00 p.m. by Steve Roehling.

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

Resolved: To approve the minutes of the August 10<sup>th</sup> board meeting

Resolved: To approve the September financials.

Resolved: To approve the "draft 3" budget created by Jeff Johnson

Resolved: To approve the proposed 2016 Board Meeting dates

Resolved: To approve to proceed with the snow day event with the same vendors at the same cost as last year on November 27<sup>th</sup>.

Notation: The neighborhood grant is proceeding as planned.

Notation: Steve to coordinate a letter and mailing of budget with Scott

Notation: Scott to follow-up with SRP about the utility box repainting on Ash.

Notation: Scott to follow-up with the City about the raised sidewalk on Ash.

Notation: Sharryn and Steve presented the landscape plan submittal for the City with plants reduced to 55 for a savings of \$1,200.

Notation: Jeff to follow-up with Sherry and Scott on reporting detail for collection costs.

Notation: Scott to contact landscaper about the Monument sign plants – to leave them as long as healthy.

Notation: Kevin will have the Christmas lights displayed for the same price (budgeted) as last year.

Open Discussion: None

There being no further business to come before the Board, the meeting was adjourned at 7:48 p.m.

The next meeting is scheduled for Monday January 11<sup>th</sup> at 7:00PM at the KMS offices.

Respectfully submitted,

Scott Darnall,  
Recording Secretary

Respectfully submitted,

Dan Corsetti  
Secretary