

PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
February 10th, 2020
Kinney Management Offices

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on February 10th, 2020 at 6:30 pm.

Directors in attendance: Greg Lind-President, Dan Corsetti-V.P, Sharryn Kuhlman-Secretary, Jeff Johnson-Treasurer and Mindy Douglass.

Scott Darnall from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 6:30 p.m. by Greg Lind

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

Resolved: Previous Minutes approved

Resolved: December financial statement approved

Notation: Scott to obtain competitive landscape bids from Brightview, R.H. Dupper, Genesis Landscape and HMS/Verde Valley.

Notation: Sharryn will take over website management duties from Steve.

There being no further business to come before the Board, the meeting was adjourned at 7:03 p.m.

The next meeting is scheduled: Annual April 6th at 7:00PM

Respectfully submitted,

Scott Darnall,
Recording Secretary

Respectfully submitted,

Sharryn Kuhlman
Secretary

PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

OPEN SESSION

June 8, 2020

Zoom Meeting

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on June 8, 2020 at 7pm.

Directors in attendance: Greg Lind, Dan Corsetti, Sharryn Kuhlman, Jeff Johnson and Mindy Douglass.

Debbie Tribioli from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 7 p.m. by Dan Corsetti

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

Resolved: February 10 2020 Minutes approved

Resolved: April 2020 financial statement approved

Notation: Dan gives a brief run down on the architectural submittals.

- Notation:
1. Debbie reviews quarterly assessment process with the Board.
 2. Review of KMS Violation
 3. Landscape Service Review
 4. Eucalyptus Tree on Carver – Homeowner Julie Rule has called in to discuss the tree situation with the Board. After the discussion the Board gives Julie the option of splitting the cost of the removal with the Board and it will be done now or the Board will remove it when it does the trimming in March of 2021.
 5. 2021 Tree Trimming Plan – Board plans to have this done in March of 2021.
 6. There is no other new business.

There being no further business to come before the Board, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Debbie Tribioli,
Recording Secretary

Respectfully submitted,

Sharryn Kuhlman
Secretary

PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

OPEN SESSION

August 10, 2020

Zoom Meeting

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on August 10, 2020 at 7pm.

Directors in attendance: Greg Lind, Dan Corsetti, Sharryn Kuhlman and Jeff Johnson. Absent was Mindy Douglass.

Debbie Tribioli from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 6:03 p.m. by Dan Corsetti

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

Resolved: June 8 2020 Minutes approved

Resolved: June 2020 financial statement approved

Notation: Dan gives a brief run down on the architectural submittals. Dan asks Debbie to check on the status of lot 61 submittal.

Notation: 1. Quarterly assessment review -- all is well

2. Landscape Service Review -- Landscape Committee intends to meet on 10/24 to do a walk thru of the community. Discussion about a broken sprinkler head on Carver 6ft from the wall and a homeowner broken branch caused by a limb that fell from a common area tree. Discussion about getting a bid from Harris and Sons for the end of year tree trimming.

3. There is no other new business.

There being no further business to come before the Board, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Debbie Tribioli,
Recording Secretary

Respectfully submitted,

Sharryn Kuhlman
Secretary

**PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
September 28, 2020
Zoom Meeting**

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on September 28, 2020 at 7pm.

Directors in attendance: Greg Lind, Dan Corsetti, Sharryn Kuhlman, Minda Douglass and Jeff Johnson.

Debbie Tribioli from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 6:01 p.m. by Dan Corsetti

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

Resolved: August 10 2020 Minutes approved

Resolved: August 2020 financial statement approved. Moving forward Debbie will send the activity report to Jeff to review prior to the financials being finalized.

Notation: No submittals pending.

Notation:

- Board reviews and approves Landscape USA invoice # 75701 for \$241.58 – irrigation repairs.
- Board reviews and approves 2021 budget. Budget and accompanying letter to be sent to homeowners.
- Board approves over seeding common areas for 2020
- Board has scheduled a landscape walk thru for October 24th at 7am (Maple Monument). Debbie to ask landscaper to attend.

There being no further business to come before the Board, the meeting was adjourned at 6:21 p.m.

Respectfully submitted,

Debbie Tribioli,
Recording Secretary

Respectfully submitted,

Sharryn Kuhlman
Secretary

PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
November 9, 2020
Zoom Meeting

A meeting of the Pecan Groves Estates II Homeowners Association Board of Directors was held on November 9, 2020 at 6pm.

Directors in attendance: Greg Lind, Dan Corsetti, Sharryn Kuhlman, Minda Douglass and Jeff Johnson.

Debbie Tribioli from Kinney Management Services was also present.

A quorum was established. The meeting was called to order at 6:01 p.m. by Dan Corsetti

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

Resolved: September 28 2020 Minutes approved

Resolved: September 2020 financial statement approved. Jeff notes that transfer fees in the amount of \$3K are expected for all of 2020. Collection income is up due to a homeowner paying up on their account. Water expenses are within \$1K of budget. Community has \$61K in reserves. Jeff motions to approve, Greg seconds, all approve.

Notation: No submittals pending.

Notation:

- Board did a walk thru of the community with the landscapers on 10/24/20. Board asked landscapers for several action items including tree sleeves, watering schedule, over seed schedule, and the replacement of one of the recent trees that died.
- Board asks Debbie to get bids for landscape maintenance.
- Board notes there is a leak(s) on Carver that needs to be repaired.
- Sharryn motions to have the water along Carver turned off for up to 3 months while the Board chooses another landscaper and will have the new landscaper do the irrigation work recommended by Landscape USA in proposal # 11668. Jeff seconds, all approve.
- Board takes no action on Landscape USA proposal # 11666.
- Board reviews Landscape USA proposal # 11665. Jeff motions to have Debbie to get bids on just removing 4 eucalyptus trees with stump grinding and 1 Ash tree on Carver with stump grind. Sharryn seconds, all approve.
- Next meeting will be Monday, December 14th at 6:30pm

There being no further business to come before the Board, the meeting was adjourned at 6:36 p.m.

Respectfully submitted,

Debbie Tribioli,
Recording Secretary

Respectfully submitted,

Sharryn Kuhlman
Secretary

PECAN GROVES ESTATES II HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

OPEN SESSION
December 14, 2020
Zoom Meeting

Directors in attendance: Greg Lind, Dan Corsetti, Sharryn Kuhlman and Jeff Johnson. Absent was Mindy Douglass. Debbie Tribioli from Kinney Management Services was also present. A quorum was established. The meeting was called to order at 6:36 p.m. by Dan Corsetti

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

Resolved: November 9 2020 Minutes approved. Motion by Jeff, second by Greg, all approve.

Resolved: November 2020 financial statement approved. Sharyn motions to approve, Greg seconds, all approve.

Notation: There are a couple of requests pending. Dan will be meeting with one homeowner tomorrow.

Notation:

- K&S Holland tree removal quote – cost will be \$200 with no stump grinding and \$375 with grinding. Dan motions to accept, Greg seconds, all approve.
- Monument Repair – monuments are in need of repairs. Landscape committee to check on these and check into the City of Tempe Grant Program and return to the Board with suggestions. If the Board needs any quotes for the work, they will send a scope of work to Debbie in order to get bids.
- Paint Pallet – Board has an updated paint pallet and will review.
- Tree Trimming Bids – Board reviews the 4 bids. Jeff motions to approve the bid from Arbor on the stipulation that they provide insurance coverage. Greg seconds, all approve.
- Landscape Companies – Board reviews bids for maintenance from 3 other companies but ultimately decides to remain with Landscape USA.
- Next meeting will be Monday, February 8th at 6:30pm

There being no further business to come before the Board, the meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Debbie Tribioli,
Recording Secretary

Respectfully submitted,

Sharryn Kuhlman
Secretary