

Commons On Lemon HOA

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Board of Directors Meeting

January 15, 2013

Meeting Minutes

Meeting called to order at 6:32PM?

A quorum was established. In attendance were, Matt Papke, Petrus and Jonathan Dillon. and Earl Cass was in attendance representing Professional HOA Management. Non Board members were also in attendance. As well as a representative from Brown and Brown Law Firm.

Jonathan Dillon initiated a discussion with the representative from Brown Alcot Law firm Re the organizational structure and duties of the HOA. Also discussed were the bylaws amendments as well as updating the CCRs and Bylaws.

The attorney recommended that the board set up a separate email for official usage.

The Attorney discussed the collections process.

Matt brought up the current organizational structure. Earl stated that the elections are for the board.

Old Business

Website

Jonathan discussed the website:

The wordpress account is set up now

Jonathan is setting up the content and will email out the URL for the board to review.

Hosting is not set up yet.

additional content will include: bylaws, CCRs, contact,

Security

Matt brought up the security concerns at the property. The (3) elements were discussed

Cameras

Jonathan found the wires for the cameras, we maybe able to set up Cameras with existing wires, a DVR may work for. **Jonathan will purchase a DVR** and provide the receipt for reimbursement.

A Motion to get \$200 for the DVR was made , seconded and approved unanimously.

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Lighting

The mail box lighting was discussed and the board stated the new lighting was adequate. Earl stated that he will look into the lighting improvements for the buildings

Earl will get a quote for lighting enhancements on the parking structure and the building 4 lighting enhancement by the garbage bin.

Matt suggested that eventually we may want to phase out the lollipop lights

Physical Security (Channelization)

Matt brought up the gate the quote is \$425 for installation Earl is going to get two more quotes. The board discussed approving funds for the project but tabled the vote until the quotes are all received.

Petrus brought up the bike racks and submitted some proposals the existing quote is \$10,960 for refurbishing the bike racks.

A new design was put forth Petrus will get pricing

Water Management

Matt mentioned the \$4000 annual sprinkler repair costs, the board discussed more ways to mitigate this expense. Rocking the front easement was mentioned as well as placing boulders and relocating sprinklers along the front easement.

Victor is going to start looking at ways to reduce sprinkler damages and costs

Options include: xeriscape, adding boulders, adding bushes to the wall, moving sprinklers to south wall of frontage property.

Landscaping Project

Someone brought up the landscaping. Additional Plants are scheduled for mid March once the weather and ground warm up.

The landscaping was discussed fairy dusters were mentioned as an alternative to the bottle brush? Will the plants survive the 2014 and beyond frosts?

The landscaping was discussed RE dead vegetation, it will be reviewed and replaced under the

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warranty clause of our agreement, Some vegetation also has tags still **Earl will look into this.**

Signage

Jonathan brought up the front signage. It was discussed and additional signs were discussed it was agreed to table this until the cameras are installed.

New Business

Someone brought up the pool roof having some tiles cracked or missing, **Earl will look into pricing this out.**

Jonathan brought up exposed wires on some lighting fixtures.

Matt brought up the Bylaws, it was agreed that they need to be reviewed.

Someone brought up vending machines and asked if it was OK to install a vending machine into the pool area. Vending machine would be an RO system with cash only inputs

Someone brought up the desire to complain about the tenants hanging laundry drying on their patio.

The minutes were not made available via hard copy but the mailed digital version was approved
The Financial were not made available to the satisfaction of the board and have new yet been formally approved.

A motion to adjourn was made and passed unanimously. Meeting adjourned at 7:59PM