

Commons On Lemon HOA

PO Box 1544

Mesa, AZ 85211-1544

Phone (480) 202-9517

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promanagement@aol.com

Meeting called to order at 6:32PM?

A quorum was established. In attendance were; Petrus Pretorious, Jonathan Dillon and Matthew Papke . Earl Cass was in attendance representing Professional HOA Management. Non Board members were also in attendance. As well as a representative from, COL retained ,Brown Alcot Law Firm (BALF).

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 process as defined by the representatives understanding of ARS and COL bylaws is

- a. Ballot
- b. Solicitation
- c. Amendment

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

The BALF rep discussed the collections process.

Matt brought up the current organizational structure. Earl stated that elections are for the board. The elected board members then appoint the officers. **Matt will further evaluate the Bylaws and ARS as it related to COL**

A member asked a question about towing specifically they asked what the process was to tow a vehicle. The BALF rep stated that it was necessary to offer notice and an opportunity to accused to state their case. Earl stated that it was difficult to enforce towing without parking space owners alerting Pro HOA Management to the violations as there is no central registry for vehicles permissioned to park at the COL.

Unit 201 requested information about their parking spot demarcation (numbering) **Earl will look into it.**

Jonathan asked a question about serving of documents to owners. The owners are

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served via the most appropriate method for their situation per the BALF rep.

Jonathan will ask in email the specific ARS that covers the bylaws for HOAs.

The minutes were reviewed and approved

Old Business

Jonathan registered the domain thecomomnsonlemon.org.

Security

Jonathan acquired cameras (4) to install on the property. Jonathan will submit his receipt for \$211.xx to the treasurer for reimbursement.

Jonathan is meeting with a laser cutter to install the new cameras into the existing housing.

Earl will inspect the dummy housing to see if they can accept the new live cameras.

Lighting

“The board resolved that the goal is to increase illumination of the complex.”

A member stated that some areas are not lit at all.

Jonathan mentioned the mailbox lighting improvements were good.

Jonathan brought out a sample of possible lighting ideas. The idea was to replace the existing white light covers with a more durable and illuminating light cover. The board agreed to table this and acquire 3 new light covers using the existing product. Earl stated methods to enhance illumination using existing loplipop lighting fixtures.

Earl put forth the bids for the lighting installs, bids were received from (2) contractors.

A motion was put forth to vote on approval for \$290 in lighting enhancements.

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Matt will research potential enhancements for the lollypop cover.

Fencing

Matt brought up the fencing

A 3 inches on center fence with steel spear top is approved by the board for \$500.

Matt will begin the project and hand off to Pro HOA management for install management and remittance once the contract is agreeable.

Bike racks

Petrus brought up the bike rack, Matts idea was discussed and liked by the board.

Earl will mock up plans for revised bike racks.

Landscaping

Matt brought up the sprinkler lines in the front easement Earl submitted several quotes to relocate them.

A motion was put forth to vote on moving the sprinklers to the south side of the easement. The motion passed with Jon and Petrus voting for and Matt voting against.

New Business

Landscaping

Jonathan asked about the landscaping. Earl stated that several trees had been removed.

A report was requested from Pro HOA Management and was given by Earl Cass.

Report:

Planting of Remaining plants and renovation of dead plants will be started on march 19th and continue into the following week.

Watering levels will be increased as the air and soil arms up.

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Irrigation heads up grades (there are 100 sprinklers currently)

There are 10-12 trees to be crowned per Victor, *the board agreed to table the idea for now and review the needs of the complex.*

Report complete

Matt brought up the blue dye. It was deemed entirely unacceptable by the board and the body. **Earl will update the Board within 48 hours as to when the blue dye will be removed.**

Matt requested that Earl inform Victor that the blue dye used has created upheaval and **“is entirely unacceptable”** and Matt would like to know what Victor will do to earn our trust back.

A member brought up that the roots that were located on the Westside were removed.

The landscaping was discussed. The current state of the property and the progress is not on pace with the expectations of the board. Multiple instances were brought up by both members of the board and the body.

The landscaper was requested to appear at 6PM march 29th to meet with the board to discuss the landscaping project.

Signage

Jonathan Discussed the front signage Earl stated that that was currently being evaluated for duplication quote is \$75 currently.

Earl stated that the tiles on the casita by the pool were done and the cost was \$185.

Jonathan brought up wiring deficiencies Wiring by the Casitas, but the fire extinguisher on the south side of the building.

Earl will walk the property and examine for more deficiencies, specifically electrical

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ones. Earl stated that he does this on a weekly basis at this time.

Jonathan brought up the H2O vending machines, This was tabled awaiting more input from the members.

Jonathan brought up the laundry hanging on the patios. Earl stated that letters have been sent and are still being acted on. **Earl will apprise the board of further communication efforts.**

Petrus brought up the plumbing concerns Earl recommended that we contract a plumber quarterly to inspect the lines.

Petrus brought up the financials and requested that Earl provide a breakdown of the building repairs. **Earl stated he would**

The Financials were reviewed and approved with exception to the building repairs audit.

Matt brought up the condo owned unit and the option of renting it out. **Earl will get baseline pricing to cure the property.**

Franklin asked about the doors being installed. Franklin stated that the doors are not inline with the Rules and regulations. Earl Stated that the CCRs allowed for brown or beige doors. It was recommended to study the CCRs and determine the factuality.

Jonathan requested that the lighting between 234 and 235 be fixed.

Jonathan asked if the spigot could be looked at on the back of building 4.

Matt gave Earl keys for the sheds

No meeting time was selected for the next HOA meeting.

Motion for adjournment was made and passed at 8:55PM

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