

Commons On Lemon HOA
PO Box 1544
Mesa, AZ 85211-1544
Phone (480) 202-9517
Fax (480) 834-9951
prohoamanagement@aol.com

The meeting was called to order 6:36 PM

A quorum was established. In attendance were; Petrus Pretorius, Jonathan Dillon and Matthew Papke . Earl Cass was in attendance representing Professional HOA Management. Non Board members were also in attendance.

The minutes were reviewed and approved

The Financials were reviewed

1. Earl stated the HOA can only save 10% of all revenues for any given calendar year and maintain Non Profit Status

Financials were approved

Old Business

Jonathan brought up the parking spot numbers, there is a concern that the parking numbers denoting the vacancy or occupancy of their units It may be a security risk.

Jonathan will send an email to the Brown and Brown Law group Re the ARS that are applicable to the HOA.

Security

Jonathan has set up one camera and is working on getting the other cameras set up. Earl will check on the potential to refurbish the current dummy housing to use the new cameras.

Fencing

Matt will set a time with the contractor to develop a new quote based off of “ on center requirements”

Bike Racks

Prototype is in place will continue developing.

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Lighting

The lighting has been implemented and needs to light the SW lighting parking lot. A motion to install 4 more lights was made and tabled

Matt will get pricing for light 12 inch diameter globes with 5 inch opening

Cameras

Matt made a motion to table the camera discussion
Motion approved.

Landscaping

The sprinklers in the front court yard are in place now, they may not have the proper water capacity. **There may be need for (2) more sprinklers.**

Chris the Landscaper is coming Tuesday to install more plants. **The goal is to install by the 4/30/2013**

The cost for running the new irrigation (east wall) is quoted at approximately \$900, Matt made a motion to accept the \$900 quote if not other bids less than \$900 are received by 4/23/2013. **Earl will work to get competing bids.**

The motion passed unanimously.

The Palm trees by the pool and some of the frontage plants need to be looked at and possibly removed. **Earl will work to do this.**

The Blue dye was discussed the blue dye is fading.

Signage

Earl got three quotes for the sign the winning bid came in at approximately \$145 to redo and install the front signage. **The Sign should be installed by 4/30/2013**

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Jonathan brought up the laundry on the patios. Earl has stated that there has been a second warning letter enroute and a fine would be imposed soon.

Jonathan brought up the desire to plug the lower units washing machine drain. Matt brought up the option to inform the owner of the unit that there is a maintenance issue RE the sewage drains, and that the HOA is offering to pay for ½ of the cost to cure.
Earl will send out a letter to the owners of the units.

Jonathan brought up the financials, there is more work to be done, but this is a step in the right direction. **Matt will work on modeling a new report**

Jonathan brought up the conversion of the vacant unit, more discussions occurring.
Victor will get a bid for a conversion from another vendor.

Security doors were brought up and there was a discussion as to the colors of the doors desired. **Earl will work on getting the colors** so the board can vote on amending the CCRs to contain specific colors as allowed.

Jonathan brought up the leaky spigot on the south west side of the building, it should be addressed soon.

New business

May 21

Annual Meeting

Earl will put a note in the newsletter and people can bring food if they like (pot luck)
Jonathan will provide utensils and sitting as well as provide plates.

Matt brought up the website, Jonathan, needs help with site. **Matt will work with Jonathan to help.**

Earl will update the news letter with a notice about the new website and facebook page as well as the Tempe non emergency numbers and the need to secure the bikes as well

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as the new bike racks.

Meeting adjourned 8:08