

## Commons On Lemon HOA

PO Box 1544

Mesa, AZ 85211-1544

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The meeting was called to order 6:46 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

Financials were reviewed and tabled unanimously

Minutes were not reviewed and tabled

### **Old Business**

Jonathan asked about security cameras, Amber has an idea

Jonathan mentioned the sprinkler system, **Lentz will acquire and install the new controller ASAP** for a cost of \$500 including installation

### **New Business**

#### Landscaping

Jonathan mentioned that more rocks were added to a region that needed it

Matt motioned to approve the watering system upgrades, approved unanimously

Jonathan mentioned that there is a tree that may disrupt the water main. It is an issue that we need to address asap.

#### Lighting

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Several lights are out currently

Earl will work on ASAP

Matt discussed ideas on better lighting options LED?

Earl mentioned the roofing concerns

A Bid for repairs was presented  
Earl will get more bids.

Jonathan mentioned the pool return system, Earl stated we are exempt!

The pool is set to be maintained one time per week during the winter.

Security

Jonathan asked about the bikes, bike theft is becoming less of an issue

Adam mentioned the fraternities that have moved into housing along Lemon  
Adam mentioned the prevalence of gang related crime in the area.

Matt will look for an all around maint/pool guy for the complex

Matt will work to locate an independent inspector to check the roofs and advise of work needed.

Matt mentioned the potential for a special assessment to repair the roof.

Jonathan mentioned dog refuse is becoming an issue.

Earl will sent a fine letter to 228 for dog issues.

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Matt mentioned clearing out the storage room

Earl will clear the room out once the shed is built.

Matt mentioned the lighting for the gazebo between BLDG 1-2 Bid is \$675.

Motion to approve the lighting passed unanimously

Amber asked about gating the complex; someone can email Tempe Fire for guidelines on how to implement.

Jonathan asked for an audit of the existing fire alarm system.

Meeting adjourned 8:22PM `