

Commons On Lemon HOA  
PO Box 1544  
Mesa, AZ 85211-1544  
Phone (480) 202-9517  
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The meeting was called to order 6:32 PM

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

The minutes were reviewed and approved

November financials were reviewed and approved

Minutes were not reviewed and were tabled

### **Old Business**

Jonathan discussed the need to secure new management/maintenance contractors.

A motion to approved jeremy Latam for the job was made. The board voted 2-0 in favor of hiring Jeremy Latam with Matt Papke abstaining due to conflict of interest. Jeremy is set to start February 1st.

Jonathan spoke to a CPA that offers services for \$30 an hour.

There was discussion around self management. Matt stated that he thought we could manage our own business. A motion was put forth to run a trial of self management. The motion was approved 3-0.

Jonathan mentioned the need for the roof repair.

Earl mentioned that unit 101 may be requesting payment for plumbing repairs made, we are pending.

Jonathan mentioned that the recycling has not been picked up. It was discovered that there is a large outstanding balance due to the City of Tempe. **Earl will pay ASAP.**

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Jonathan mentioned the agreement to allow the Tempe Police Department to allow authority to arrest for trespass violations. A motion was made to authorize the agreement it passed 3-0. **Matt will sign agreement on Sunday.**

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

Matt mentioned the landscaping upgrades. **Earl will check on the status.**

Jonathan asked for an audit of the existing fire alarm system. It was determined that it could be done initially with unskilled labor. **Matt will work on contacting the TFDP and the grounds keeper to run initial audit.**

Meeting adjourned 7:28PM `