

Winds of Tatum Homeowners Association

P.O. Box 25466 | Tempe, AZ 85285-5466 | 480. 820.3451

WINDS OF TATUM HOMEOWNERS ASSOCIATION

Board of Directors Meeting

February 4, 2020

MEETING MINUTES

The Board of Directors for the Winds of Tatum Homeowners Association held a Board Meeting (open) on February 4, 2020 at the New Vision Center located at 18010 N. Tatum Blvd., Phoenix, Arizona 85032. The meeting was called to order at 6:30 PM. The following Board Members were present: Mark Lamia, Neal Miranda, Rene Pioli, Steven Giroux, Richard Reacher, Barbara Kozlowski, Joshua Martinkovic, and Gregg Levy. Director Jeanne Leyva was absent. Also present for the meeting was Kinney Management representative Christine Veselik.

MOTION by Gregg to approve B&C Estimate 2549 in the amount of \$250 to remove limb and trim tree near Charlie's house; Motion seconded. There being no further discussion, Motion carried.

MOTION by Gregg to approve up to \$200 for the purchase of four solar lights to be placed on the monument sign; Motion seconded. There being no further discussion, Motion carried.

MOTION by Gregg to use reserve funds in the amount of \$6,292.00 for Exquisite estimate No. 1081 for replacement plants through out the community dated 01.29.2020; Motion seconded. There being no further discussion, Motion carried.

MOTION by Gregg to approve Exquisite proposal 1084 in the amount of \$3,198.00 to re-do the front entrance planters including irrigation and installation of 59 5-gallon plants; Motion seconded. There being no further discussion, Motion carried.

MOTION by Neal to accept the financial statement for the period ending December 3, 2019; Motion seconded. There being no further discussion, Motion carried.

MOTION by Neal that meeting announcement postcards are to be mailed prior to each Board meeting; Motion Seconded. There being no further discussion, Motion carried.

MOTION by Rene to table bulletin board discussion regarding removal and placement until the March meeting; Motion seconded. There being no further discussion, Motion carried.

MOTION by Richard to have the meeting minutes notes that he verbalized an objection to the November 12, 2019 Board Officer Election Process during the November 12, 2019 meeting; Motion seconded; there being no further discussion, Motion carried. It was asked that it be noted that 5 board members were in favor of this notation and 3 were against.

Monument sign repositioning – tabled indefinitely.

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Call by the Board for volunteers to work on the Community Newsletter

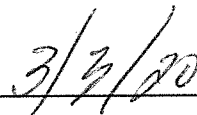
Floor open to homeowner comments and discussion

There being no further business before the Board the meeting was adjourned at 7:46 PM.

Respectfully submitted,
Christine Veselik
Acting Recording Secretary



Approved and Accepted – Signature by Board Secretary



Date

WINDS OF TATUM HOMEOWNERS ASSOCIATION

Board of Directors Meeting

March 3, 2020

MEETING MINUTES

The Board of Directors for the Winds of Tatum Homeowners Association held a Board Meeting (open) on March 3, 2020 at the New Vision Center located at 18010 N. Tatum Blvd., Phoenix, Arizona 85032. The meeting was called to order at 6:30 PM. The following Board Members were present: Mark Lamia, Neal Miranda, Rene Pioli, Jeanne Leyva, Barbara Kozlowski, Joshua Martinkovic, and Gregg Levy. Steven Giroux was absent. Also present for the meeting was Kinney Management representative Peri Swenson.

The Board received and accepted the Resignation Letter from Director Richard Reader.

Landscape Liasion, Gregg Levy gave updated landscape report on previously approved items; should all be completed within the next three to four weeks.

MOTION by Neal to approve the Palm Tree Removal at 44th PI for a total cost of \$250.00; Motion seconded. There being no further discussion, Motion carried.

MOTION by Gregg to approve the Open Meeting Minutes from February 4, 2020; Motion seconded. There being no further discussion, Motion carried.

MOTION by Neal to accept the financial statement for the period ending January 31, 2019; Motion seconded. There being no further discussion, Motion carried.

Old Business:

Bulletin Board – Third Board to be placed at the North End of 45th PI.

New Business:

Spring Planting Update – Gregg gave an update in the Landscape Report.

Newsletter Update – Mark reported the newsletter will be quarterly with the first one being completed by mid-March and will be posted at the Bulletin Boards.

Lending Library hosted by Private Owner – The Board clarified the Lending Library is for use by ALL residents.

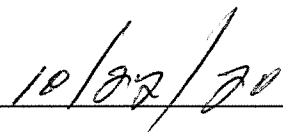
Floor open to homeowner comments and discussion

There being no further business before the Board the meeting was adjourned at 7:05 PM.

Respectfully submitted,
Betsy Andona
Acting Recording Secretary



Approved and Accepted – Signature by Board Secretary



Date

Winds of Tatum Homeowners Association

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BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES SEPTEMBER 1, 2020

Board Members Present: Mark Lamia, Neil Miranda, Steven Giroux, Barbara Kozlowski, Josh Martinkovic and Gregg Levy

Board Members Absent: Gin Prine and 2 Vacancies

Management Present: Betsy Andona, Community Manager - Kinney Management

Homeowner's Present: 4 homes represented

Call to Order: A quorum was established with six (6) out of nine (9) Board members present. The meeting held virtually via Zoom was called to order at 6:33pm by Mark.

Resignations: A motion was made, seconded and carried unanimously to accept the email resignations from Rene Pioli and Jeanne Leyva emailed into Kinney Management on March 17, 2020.

Appointment of Vacancy: An Action in Lieu via Unanimous Written Consent was completed on July 21, 2020 via email to appoint Gin Prine to one of the current Vacancies for the remainder of the term which expires at the 2021 Annual Meeting.

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the meeting minutes from the March 3, 2020 meeting as presented.

Committee Reports:

- **Landscape Committee** – Gregg reported all landscape goals have been met thus far. Lot 103 and Lot 14 need trees removed. There are irrigation needs that need attention and will be the next project and there will be additional planting done in November.

- A motion was made, seconded and unanimously approved to approved the proposed amount of \$825 to remove two trees – one on Lot 103 and the other on Lot 14

- An Action in Lieu via Unanimous Written Consent was completed on July 21, 2020 to approve the B&C Tree Service proposal for a total cost of \$1,775.00 for various tree trimming throughout the community.

- **Architectural Committee** – Gregg reported that he is stepping down as Chair of the Architectural Committee. A motion was made, seconded and carried unanimously to appoint Gin Prine as the new Chair. Manager confirmed the current five members of the ARC.

Financial Report: Steven gave an over view of the July 2020 Financial status of the community.

A motion was made, seconded and carried unanimously to approve the July 2020 financials.

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Unfinished Business:

Bulletin Boards – All 5 bulletin boards are up around the community. This matter is complete.

New Business:

Flags/Banners – A brief discussion was held regarding the types of flags that are protected by State Law. Manager also stated political signs are protected by State Law as well. No further action needed.

Tree at Lot 14 – Was discussed and approved to be removed during Landscape Committee report.

2021 Budget – Manager advised Board that the 2021 Draft Budget will be sent via email or review and will be on the next meeting Agenda.

Next Newsletter – Neal reported he will be working on the next newsletter shortly for distribution at the end of the month for the Fall.

2020 Annual Meeting – A discussion was held regarding the upcoming Annual Meeting; Manager confirmed there are two terms up for election and two vacancies to be filled for three-year terms. The Annual Meeting date was confirmed for October 21, 2020 via Zoom.

Additional Items: None at this time.

Homeowner Forum:

- Boulders by Mailboxes, can they be painted with Southwestern art – Gregg addressed.
- Homeowner requested a copy of the meeting minutes, 2021 Budget and Agenda – Manager addressed.
- Bougainvillea planting instead of Oleander planting

Next Meeting: The next meeting will be on October 21, 2020 after the Annual Meeting via Zoom.

Adjournment: There being no further business to discuss the meeting was adjourned at 7:31pm.

Respectfully Submitted on Behalf of the Board of Directors for
Winds of Tatum Homeowners Association
Betsy Andona, Community Manager
Kinney Management Services


Approved and Accepted – Signature by Board Secretary

11/8/2020
Date

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BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES OCTOBER 21, 2020

Board Members Present: Mark Lamia, Neil Miranda, Steven Giroux, Gin Prine and Gregg Levy

Board Members Absent: None - 4 Vacancies

Management Present: Betsy Andona, Community Manager - Kinney Management

Homeowner's Present: 2 homes represented

Call to Order: A quorum was established with five (5) out of nine (9) Board members present. The meeting held virtually via Zoom was called to order at 6:15pm by the Community Manager.

Mark wanted to thank the current Community Manager for helping lead the community through the transition of the year.

****There was not a quorum for the 2020 Annual Meeting. A motion was made, seconded and carried unanimously to appoint Pam More and Peg Mulloy to the two (2) expired terms on the Board of Directors. A subsequent motion was made, seconded and carried unanimously to appoint Dan Hoskin and Jana Foreman to the two (2) vacancies on the Board for the remainder of the terms contingent on their acceptance of the nominations. Dan and Jana later joined the meeting and accepted the nominations. There is now a full Board of nine (9) Directors.**

Director Position: A motion was made, seconded and carried unanimously for the following Directors to serve as the following positions for the 2020-2021 term:

President – Neal Miranda

Vice President – Gregg Levy

Secretary – Peg Mulloy

Treasurer – Steven Giroux

Members at Large:

Gin Prine

Mark Lamia

Pam More

Jana Foreman

Dan Hoskin

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the meeting minutes from the September 1, 2020 meeting as presented.

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Committee Reports:

- Landscape Committee –

- Exquisite 2021 Contract Increase: A motion was made, seconded and carried unanimously to approve the new 2021 Contract for Winds of Tatum with Exquisite Landscape and Maintenance for a total monthly cost of \$3,358.
- Tree Trimming for 2020 and 2021: A motion was made, seconded and carried unanimously to approve the B&C Tree Service work from Gregg's list of 30 items with the exception of #28; cost NOT TO EXCEED \$3,420.00.
- Irrigation Concerns: Gregg gave an update about the irrigation items needing repair, proposals should be in by the next meeting.
- Desert Foliage Focus – Gregg reported there will be no new planting in November but the warranty replacements will be put in with more desert style vegetation.

- Architectural Committee – Gregg gave an update on the accomplishments through his tenure and looks forward to working with Gin. Gin gave an update on the current design review applications. A discussion was held regarding reviewing the guidelines for updates as a future project.

Financial Report: The Community Manager gave an over view of the September 2020 Financial status of the community.

A motion was made, seconded and carried unanimously to approve the September 2020 financials.

Unfinished Business:

2021 Budget – A motion was made, seconded and carried unanimously to accept the 2021 Budget with the changes to the landscaping lines. There will be NO assessment increase for 2021.

New Business:

Reserve Study Proposals – Tabled until next meeting.

November Meeting Date – The November meeting was moved from the 3rd to the 10th.

2021 Meeting Schedule – The Board will resume meeting on the 2nd Tuesday of the ODD Months beginning in January.

Additional Items: None at this time.

Homeowner Forum:

- The Board is doing a good job and looking forward to this next year.

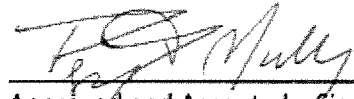
Next Meeting: The next meeting will be on November 10, 2020 at 6pm via Zoom.

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Adjournment: There being no further business to discuss the meeting was adjourned to Executive Session at 7:26pm.

Respectfully Submitted on Behalf of the Board of Directors for
Winds of Tatum Homeowners Association
Betsy Andona, Community Manager
Kinney Management Services



Approved and Accepted – Signature by Board Secretary



Date

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BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES NOVEMBER 10, 2020

Board Members Present: Mark Lamia, Neil Miranda, Steven Giroux, Gin Prine, Peg Mulloy, Pam More, Jana Foreman, Dan Hoskin and Gregg Levy

Board Members Absent: None

Management Present: Betsy Andona, Community Manager - Kinney Management

Homeowner's Present: 3 homes represented

Call to Order: A quorum was established with nine (9) out of nine (9) Board members present. The meeting held virtually via Zoom was called to order at 6:00pm by Neal.

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the meeting minutes from the October 21, 2020 meeting as presented.

Committee Reports:

- **Landscape Committee** – Gregg reported the tree trimming will begin next week and there will only be one tree removed, there are five trees under warranty – two Palo Verdes will be planted first. Gregg reported that he followed through on the suggestion to have rocks painted with southwestern designs, he attempted on one of his and the paint bled so this will not be a feasible idea for the community. There are about twenty-six homes on Wescott that need irrigation repairs; the proposal will be presented at the January meeting.

- **Architectural Committee** – Gin would like the homeowner's reminded that the window frames need to be the house/trim color or the dark bronze; white is not allowed. Gin reported that she has to step down as Chair due to time constraints and motioned to appoint Peg as the Architectural Committee Chair, the motion was seconded and carried unanimously.

Financial Report: Steven gave an over view of the October 2020 Financial Statements; a motion was made, seconded and carried unanimously.

Unfinished Business:

Reserve Study Proposals – A discussion was held regarding the necessity of a Reserve Study at this time; the Board declined moving forward.

New Business:

Speed Bumps along 44th and 45th Pl. – A discussion was held regarding speeding in the community and installing speed bumps. The Board would like to survey the community for their thoughts on speed bumps. Gregg will meet with the homeowners near the proposed speed bump locations to get their input, Manager will look into a speed counter from the City of Phoenix.

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New Business (cont'd)

No Soliciting Signage at Entrances – A discussion was held regarding No Soliciting signage; due to lack of enforcement there will be no movement on this item.

Additional Items:

- Gregg requested an additional \$250.00 for miscellaneous desert planting; a motion was made, seconded and carried unanimously.

Homeowner Forum:

- Home repairs needed that are visual to neighboring owners.

Next Meeting: The next meeting will be on January 12, 2021 at 6:30pm – location TBD due to Covid-19.

Adjournment: There being no further business to discuss the meeting was adjourned to Executive Session at 6:51pm.

Respectfully Submitted on Behalf of the Board of Directors for
Winds of Tatum Homeowners Association
Betsy Andona, Community Manager
Kinney Management Services



Approved and Accepted – Signature by Board Secretary

3/9/2021

Date