

Winds of Tatum Homeowners Association

PO Box 25466
Tempe, Arizona 85285
(480) 820-3451

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES SEPTEMBER 13, 2022

Board Members Present: Mark Lamia, Steven Giroux, Gregg Levy, Neal Miranda, Katie Caracciolo, Jana Foreman, Lisa Kina and Peg Mulloy.

Board Members Absent: None and 1 Vacancy

Management Present: Betsy Andona, Community Manager - Kinney Management

Homeowner's Present: 2 home(s) represented

Call to Order: A quorum was established with eight (8) out of nine (9) Board members present. The meeting held in person at the New Vision Community Center was called to order at 6:30pm by Neal.

Landscape Proposal Presentations: The following vendors attended the meeting to present their landscape service proposals:

- Frank Malunowicz from PFG Landscape
- Brett Peterson (by phone) – APM Landscape
- Natalie Tauriac – Yellowstone Landscape
- Jerome Joseph – Brightview.

After the presentations a motion was made, seconded and carried unanimously to terminate the Exquisite Landscape Maintenance contract and award the contract to Yellowstone Landscape.

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the meeting minutes from the July 12, 2022 meeting with the correction to the Trash Can rule vote.

Committee Reports:

- **Landscape Committee** – Gregg gave an update about the status of the current landscape projects – irrigation upgrade just about done, tree trimming and stump removals will be done over the next few days and there will be no planting done in October at this time.

- **Architectural Committee** – Nothing new to report at this time.

- **Website Committee** – Nothing new to report at this time.

Financial Report: The Board reviewed the July 2022 Financial Statements; a motion was made, seconded and carried unanimously to accept them as presented.

- **Invoices for Approval** – A motion was made, seconded and carried unanimously to approve Invoice #9213 for a total cost of \$680.00 from Exquisite Landscape for the irrigation repairs to three additional homes on 44th Pl.

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Unfinished Business:

- 2022 Annual Meeting – Manager reported that there have been no other candidate nominations in besides Mark L. Neal stated he will run for the Board again. Gregg says he is done serving on the Board.

New Business:

- Landscape Service Review – Manager presented the letter from Exquisite Landscaper; Board still wants to terminate service.

- Meeting Room Status – Manager reported that WTH has used up the credit accrued through the pandemic and beginning in October they will begin being charged for the meeting room.

Additional Items: Gregg motion to appoint new homeowner Lacey Preach to the final vacant position, Mark seconded, motion carried with 7 for – 1 opposed. All Board seats full at this meeting.

Homeowner Forum: Nothing at this time.

Next Meeting: The next meeting will be on October 11, 2022 at 6:30pm which will be the 2022 Annual Meeting held at the New Vision Center.

Adjournment: There being no further business to discuss the meeting was adjourned at 7:59pm.

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

Approved and Accepted – Signature by Board Secretary

Date