

Winds of Tatum Homeowners Association

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

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES Tuesday January 9, 2024

Board Members Present: Mark Lamia, Neal Miranda, Katie Caracciolo, Peg Mulloy (absent), Steve Giroux (absent) and Lisa King, Jana Foreman

Management Present: Camala Hartley, Community Manager - Kinney Management

Homeowner's Present: 3 homeowners represented

Call to Order: A quorum was established with five (5) out of seven (7) Board members present. The meeting held in person at the New Vision Community Center was called to order at 6:33pm by Neal.

Quest Speaker: Jose from Yellowstone Landscaping was present to update on the irrigation issues along with the landscaping updates. The board approved Jose to replace any irrigation leaks at a resident's home with all new irrigation and present KMS manager with a bid. The board wants to replace the irrigation as it comes up home by home to cut on overall upfront costs of replacing the entire community at one time. All the volunteer plants growing within other plants needs to be removed, Jose explain after years of trimming back the volunteers they have formed roots that now require removal of the entire plant.

Approval of Previous Meeting Minutes: The November 14, 2023 minutes were reviewed and approved as presented.

Landscape Committee – None at this time.

Architectural Committee – No new issues to discuss at this time. (Peg was not present)

Website Committee – It was discussed that Jana is putting together an updated

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design request form and Peg would like to have exterior window colors updated. This conversation will continue when Peg is available. The board approved a community garage sale for Saturday March 30, that they would like posted on the website along with updating the meeting dates and meeting minutes, KMS manager will take care of requests.

Financial Report: The Board reviewed the November 2023 Financial Statements; a motion was made, seconded and carried unanimously to accept as presented. Neal made a motion not to approve the Audit presented by Mansperger.

Unfinished Business: None at this time.

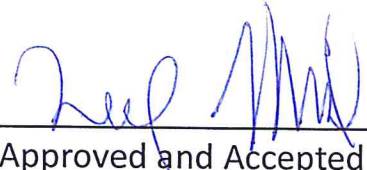
New Business/Homeowner Forum: Homeowner talked about the volunteers in her bottle tree Jose will have them removed, and also any of the yuccas in the community removed. Jose, indicated by because was the frost the plants will need dead sections removed and will continue as long as the cold weather is killing off areas in the bushes. It was discussed to have the scrubs along Union Hills cut down since it is difficult to see oncoming traffic.

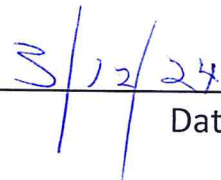
Additional Items: None at this time.

Next Meeting: The next meeting will be Tuesday March 12, 2024 at 6:00pm at the New Vision Center.

Adjournment: There being no further business to discuss the meeting was adjourned at 7:20pm.

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


Approved and Accepted – Signature by Board


Date