SCOTTSDALE MOUNTAIN VIEW ESTATES COMMUNITY ASSOCIATION

Minutes to the BOARD MEETING
September 22, 2021

Location: ZOOM Video Conference

Attendees: James Lieberthal – Board of Director
Brian Smuckler – Board of Director
Patricia Lacina – Board of Director
Larry Abbott – Board of Director
Eric Wilhelm – Board of Director
Bret Borg – Borg Property Services

Absent: Brian Peters – Borg Property Services

Guests: Greg Schwimer
Larry Abbott
John Holdsworth
Ned O'Hearn

Open Session

Mr. Lieberthal opened the Board meeting at approximately 6:15 P.M.

Bulk Trash Pick-Up – attendees thoroughly discussed the bulk trash pick-up problems, including the City of Scottsdale's inability to meet their commitment dates, often delaying pick-up for over two weeks. Another attendees' concerns were the type of debris/trash being placed out for pick-up, as well as the location (sidewalk). After considerably discussion, the Board directed Borg Property Services to write a proposed NEW bulk trash policy that:

1) For non-landscaping debris/trash, it can only be placed allows only 3 days prior to the week of pick-up.
2) For landscaping debris, allows only 7 days prior to the week of pick-up
3) To "qualify" for bulk pick-up, the debris/trash must be "too big to fit in your curbside container" (same language as City of Scottsdale website).
4) Large boxes must be broken down and only placed for bulk pick-up if it cannot fit in your curbside container
5) All qualifying bulk debris/trash must:
    a) Not be placed onto the sidewalk, but rather next to it in the homeowner's front yard.
    b) Must be neatly stacked

Borg Property Services will write up the policy and present it for the Board's "email vote".

The City of Scottsdale's vague pick-up schedule will continue to be an issue. Valerie Smuckler agreed to help Borg Property Services with determining the actual "pick-up week", so it can be effectively communicated to all homeowners. In addition, the Board liked the idea of placing a RED sticker on bulk trash that is in violation of this new policy. Mr. Borg will ask the Association's attorney if this is a problem, as violations must generally be confidential between the Association, Board, Borg Property Services and the violating homeowner. He will contact the Attorney for guidance. If approved by the Attorney, Borg Property Services will use these stickers going forward. In addition, Mr. Borg informed everyone about the NEW container pick-up dates starting November 1, 2021. The Recycle Bin will be pick-up each Monday and the Trash Bin on Wednesdays.

BPS Software Update. Mr. Borg informed everyone that the process of transitioning to their new accounting software, AppFolio, is underway, and should be completed by November 1st. At that time, all homeowners will be able to pay dues on-line, amongst numerous other amenities.

CC&R Amendment. There was considerable discussion on the need to amend the CC&R's. It was determined that the following items need to be changed:

1) Short Term Rentals. The current CC&R's allow for renters longer than 30 days. The Board would like to amend this to a minimum of one year. This issue is address in Article 14.11 of the CC&R's.
2) Vehicular Parking. The current CC&R's prohibit overnight parking in the homeowner's driveway. The Board would like to amend this to allow non-disabled, non-commercial vehicles that COULD fit into the garage, be allowed to park in the homeowner's driveway. Commercial vehicles, RV's, boats and trailers are not allowed. (Although not discussed, BPS recommends allowing short-term parking of RV's/trailers/boats for up to 24 hours (with prior notice to BPS) for staging and loading.)
3) Satellite Dishes. The CC&R's need to be amended that allows the Association to determine the placement of a satellite dish, provided it still provides adequate reception.

Borg Property Services will send out an email to the Board for a formal vote, to approve these CC&R changes. Once approved, BPS will contact the Associations' attorney to draw-up these changes for a formal vote by all homeowners.

Other Open Items Discussed

1) Landscaping Enhancements – there was some discussion to enhance the plants in common areas on BOTH sides of this Association. Mr. Borg said that they did secure a proposal to install additional plants on both sides of 90th Street, south

of Charter Oak. Additional plants were requested on either side of the west side drainage area. He agreed to reach out to the landscaper for updating and consideration in the 2022 Budget (in March).

2) Branch Down – Mr. Borg was asked to remove a large branch that is down on the east side of 90th Street from a common area tree.
3) Dog Poop Sign/Removal – on west side, paint on wall where sign was removed, needs to be re-painted to match existing wall ("feather" the paint application)

Mr. Lieberthal made motion to close the Open Portion of the meeting at approximately 7:20 PM.