

Pinnacle Peak Estates Unit II HOA Annual Meeting
February 25, 2021 at 6:30 PM

Meeting was called to order at 6:30 PM by Janet Foster, Board President. The Board Meeting was conducted and recorded using GoToMeeting software allowing internet and call-in access

Attendance:

Present: Janet Foster, Paul Overbeck, Janice Gallant, Bob Gallant, Lori Schuller, Cindy Kelly and Craig Rethwill.

Members: Approximately 31 additional homeowners joined the call.

A. Motions

- a. A motion was made by Bob Gallant to approve the Minutes of the January 21st HOA Board Meeting. The motion was seconded by Janice and passed with no dissent.
- b. A motion was made to adjourn the meeting by Craig Rethwill and seconded by Paul Overbeck. Meeting was adjourned at 7:45 PM.

B. Action Items

- a. All Action Items from January Board meeting were completed.
- b. Janet Foster announced the newly elected Board Members: Lori Schuller, Craig Rethwill, Paul Overbeck, Cindy Kelly, Bob Gallant, Janet Foster and Joe Flynn. Janet asked all new Board members to convene a short meeting immediately after the Annual Meeting to elect officers. Minutes of that meeting are reported separately.
- c. A hearty thank-you to Janice Gallant for her past service to the Board and this community.

C. Committee Reports

- a. Capital Assets: Bob Gallant
 - i. Bob's Capital Assets team is still considering options and getting bids for how to better protect the newly paved road edges from Scottsdale trash and recycle trucks driving off the road edge.
 - ii. Bob explained that any surplus from Roads project will be credited against Homeowners 2022 annual assessment rather than 2021 as originally promised. The reason for this is that the Roads project was originally planned to be completed in the Spring of 2020 but got delayed by the COVID Pandemic to late 2020. As a result, the surplus could not be accurately known until after the 2021 Annual Assessment bills were mailed out.
- b. Treasurers Report: Paul Overbeck
 - i. Paul recognized the passing of one of our past HOA Board presidents, Nate Prewitt and passed along our sympathies to his wife Melissa Blake, also a former Board member.

- ii. Paul reviewed last year's operating budget, noting the surplus of \$6738 was primarily the result of a large contribution from volunteers that perform much of the work for our community. Paul noted we got more than \$30,000 of voluntary labor and contributed raw materials last year.
 - iii. Paul then reviewed the 2021 operating budgets and our reserves going into 2021.
- c. Escrow Report: Cindy Kelly
 - i. No update on the 2020 report but one new escrow account just came-up today with a close date of March 31.
- d. CC&Rs: Janice Gallant:
 - i. Kacey Crowley reviewed the new format that summarizes the total CC&R violations for 2020.
 - ii. Janice reviewed the recent memo sent out to the community concerning the need to clean out invasive plants in our neighborhood as required by the City of Scottsdale as well as our CC&R rules.
- e. Architecture: Lori Schuller:
 - i. Lori gave a brief update on project closures and new projects initiated. We had 2 new projects initiated recently, one for a detached garage and another for a home repainting. Three projects were completed and their checks have been returned.
 - ii. Lori also noted the change to the approval letter requesting that contractors stop pulling off the side of the road, especially when unloading heavy equipment such as bobcats. Just a reminder that the homeowner is responsible for any damage done to the new roads by their contractors.
- f. Landscape: Lori Schuller:
 - i. The landscape committee cut, propagated and planted in pots, 60 plus new clippings including Blue Myrtles, Firesticks, Indian Fig Prickly Pears and Senitas from cuttings donated by Joe & Susan Mireau and Derrell & Judy Parrish. These will be moved to the front entrance area once they get established. Anyone else wishing to donate cactus cuttings to the HOA, please contact Lori.
 - ii. The Committee has also contacted several landscape companies and awaiting their bids on redoing the front entrance wall.

D. New Business

- a. Reserves Discussion: Paul Overbeck
 - i. Paul reviewed the current state of our capital reserves and provided costs and replacement schedules for all the capital assets in our community that our HOA is responsible for. Paul pointed out that a \$260 annual capital reserves assessment was proposed to the community in 2019 and did receive a majority of the votes but did not receive the two thirds majority required to pass. Due to that delay and the addition of "hardscapes" (corner monuments) to our reserves calculation our need is now \$300/homeowner for this annual reserves assessment.
 - ii. The current HOA Board strongly believes the community needs to pass this annual capital assessment and will pass this recommendation on to the new Board.

- iii. A few suggestions were made by community members to help get this annual assessment passed this time around:
 - 1. Why is this a good investment of \$300/year versus some other investment – how will this make money for me in the long run
 - 2. Try a more personal approach this time. A letter perhaps, small group meetings, perhaps even door to door
 - 3. Include perspectives from realtors on the value to a seller of having a fully funded capital reserves plan.
- b. Election Results: Janet Foster
 - i. Janet Foster announced the newly elected Board Members: Lori Schuller, Craig Rethwill, Paul Overbeck, Cindy Kelly, Bob Gallant, Janet Foster and Joe Flynn. Janet asked all new Board members to convene a short meeting immediately after the Annual Meeting to elect officers.
 - ii. Thank-you to out-going Board member Janice Gallant

The meeting was adjourned at 7:45 PM.