

FINAL MINUTES
LAS TORRES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 12, 2016, 10:00 am
Unit 501

Board of Directors present: Pam Dixon, Leslie Hine and Leigh Tollefson (via video conference call). Homeowner present: Robert Luciani.

I. Call to Order. 10:05 am

II. Approval of Minutes from November 4, 2016 BOD meeting. Motion to accept Minutes as written made by Leslie Hine and seconded by Pam Dixon. Minutes unanimously approved and accepted.

III. Reports

A. President's Report

We've accomplished a lot this year and I'm grateful to my fellow BOD members, Leigh and Leslie and want to thank them for all the work they put in for the community-- especially in these last few months and for all the support they've given me. We managed to get everything done that was budgeted for except the painting of the pool fence.

The Board is currently considering options for ways to replace burned out pathway light bulbs.

B. Treasurer's Report

1. As of November 30, 2016 we are on track to concluding fiscal year 2016 within budget.

2. Treasurer will ask Laurie Daily, Accountant at Oasis, to contact Sexton Landscaping for the bill for work done behind unit 106 (approximately \$700) and pay it before year end. We also ask that she pay all our other bills/invoices for services and work done in the last couple of months by year end.

IV. Old Business

None

V. New Business

A. Discussion and selection of new property management company.

The search for prospective management companies was started with an inquiry through the Arizona Association of Community Managers and a list of HOA presidents from the Town of Carefree. We received six proposals from various management companies which, after reviewing their contracts, services and location, we narrowed down to four. After getting advice/recommendations from both Mary Hernandez and our attorney Mark Saul, the Board narrowed the field of applicants to two: No. 1-Kachina Management, Inc. and No. 2-The Osselaer Company. Both have a presence in the northern area of the greater Phoenix area and have experience managing smaller HOAs. Of primary concern was the availability of a web site for our Homeowners and Board to use. Pam will contact Kachina's owner, Mark Rounsaville, about providing a web site or offering another solution for communications between us. If they

can accommodate our requests, we will ask them to send us a contract which we will forward to our attorney to review (at a cost of \$400). Pending our attorney's review, we will continue and hopefully conclude our negotiations and sign a contract for their services to begin on January 1, 2017. Motion is made by Leslie Hine to forward the Kachina's contract to our attorney, seconded by Pam Dixon and passed unanimously.

B. Request for additional lighting on stairway for Units 603 and 604.

Better lighting in the stairway of Units 603 and 604 was requested by both owners. One of the owners purchased battery/solar powered temporary lighting for safety purposes. Pam Dixon made a motion that the owner installed lighting on the 603/604 (done without a formal Architectural request or Board of Directors permission) be allowed to remain temporarily as lights for the stairway. The Association accepts no liability for the light's function or continuation of performance. The Association may elect to paint the light's housing to match the stucco. And, after further consideration and advice from its management company, the Association may elect to replace the lights with a more permanent solution; seconded by Leslie Hine and passed unanimously.

For the time being, this will be calendared for January 2017 to be addressed with the new management company.

VI. Housekeeping Items

A. Set dates for next BOD meeting.

A date in January will be determined after our new management company has started. Due notice to will be given to all our Homeowners.

VII. Homeowners Forum

No complaints or concerns noted as the only Homeowner attending had to leave before the end of the meeting.

VIII. Adjournment 11:43 am

Respectfully submitted,

Leigh Field Tollefson

Leigh Field Tollefson

Secretary

Las Torres Homeowners Association
Board of Directors Meeting
AGENDA

December 12, 2016, 10am, Las Torres Unit 501

I. Call to Order

NOTE: This is a LTHOA Board of Directors meeting. LTHOA owners may participate only during designated portions of the meeting after being recognized by the presiding Director. Owners are allowed to comment on and ask questions about agenda items under new and unfinished business items after the Board has discussed the item, before the Board takes formal action on that item.

II. Approval of Minutes

A. November 4, 2016

III. Reports

A. President's Report

B. Treasurer's Report

IV. Old Business

None

V. New Business

A. Discussion & Selection of new Property Management Company

B. Request for additional lighting on stairway for units 603 & 604

VI. Housekeeping Items

A. Set dates for next BOD meeting

VII. Homeowners Forum

NOTE: This is the time for owners to comment. Members of the board may not discuss items that are NOT on the agenda. Therefore, pursuant to A.R.S. §38-431.01(G), actions taken as a result of public comment will be limited to future agenda items. We respect your opinions and welcome them. Please keep your comments as brief as possible so the Board can accomplish the business we need to get done today. Thank You

IX. Adjournment

Per Arizona State Statute 33-1248 (AZ Condo Act) All meetings of the Association and Board of Director Meetings are open to all members of the Association or to any person designated by a member as a member's representative in writing.