

**WILDCAT RIDGE HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING MINUTES
January 30, 2014**

NOTICE OF MEETING

Upon due notice given and received, a meeting of the Board of Directors was held on January 20, 2014, at Pinnacle High School, (Cafeteria – Building G) 3535 E. Mayo Blvd, Phoenix, AZ 85050.

ATTENDANCE

Directors Present

Timothy Lacy	President
Steven Soekrasno	Vice President
Marc Petrine	(via phone conference)
John Dingeman	(via phone conference)
Stephanie Cunningham	Member at Large

Directors Absent

None

Others Present

Judee Parker, CMCA®, AMS®, CAAM® Total Property Management
Lars Jacoby, Arizona Department of Transportation
Joe DeNafrio, Arizona Department of Transportation

CALL TO ORDER

A quorum was present, and Board President, Timothy Lacy, called the meeting to order at 6:35 p.m. It was noted that Homeowners would be allowed to comment prior to any vote being taken and that a separate Homeowner Open Forum would be held at the end of the meeting for any new items.

CONSENT CALENDAR

A MOTION WAS MADE, SECONDED, AND CARRIED UNANIMOUSLY to approve the following consent calendar items as presented:

- September 26, 2013, 2013 General Session Minutes.
- October 9, 2013 Action without Meeting Minutes to approve Caretaker Landscape to trim high priority trees outlined by the City of Phoenix for the total cost of \$2,265.00.
- December 12, 2013 Action without Meeting Minutes to approve the amended 2014 budget containing no increase in assessments.
- November 26, 2013 Action without Meeting Minutes to approve legal counsel to provide legal opinion regarding ADOT offer.
- June, July, August, September, October, November, & December 2013 Financial Statements

MANAGEMENT FINANCIAL REPORT

Financial Status of the Association

Management informed the Board of the financial status of the Association's banking accounts, which consisted of \$39,837.82 in the operating account and \$75,871.22 in the reserve account as of December 31, 2013.

Reserve Funding

In 2013, the Board elected to not fund the reserve account until the end of the year; therefore, Management needs direction to determine if funding to the reserve account for 2014 will be performed on a monthly basis at the end of the year. Management informed the Board that if year end funding is desired, the full 2014 budgeted amount of \$10,768.56 will be transferred to the reserve account providing funds are available. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve funding the reserve account at fiscal year end.

BOARD DISCUSSION / MANAGEMENT REPORT

ADOT – Purchase of Common Area Land – Installation of Sound Wall

Lars Jacoby and Joe DeNafrio of the Arizona Department of Transportation were present at this meeting to discuss with the Board and Members present, their intent to purchase a 66,377 square foot parcel of common area land along the western boundary of the community for the price of \$634,783.00. In addition, ADOT also provided information on the installation of a sound wall along the southern boundary of the community for sound abatement purposes. The proposed sound wall would be built 12 to 18 feet south of the current six-foot community wall, which ADOT will leave in place. The sound wall will be approximately 16 to 19 feet tall to ensure mitigation of current and future freeway traffic noise per ADOT and federal standards. ADOT informed those present that funds for the sound wall have been set aside for the installation of the sound wall as a one time offer. Should the installation of the sound wall be denied by the members, it will not be reconsidered by ADOT regardless of the noise level that may rise in the future. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve acceptance of the sale of common area land for the purchase price of \$634,783.00. The Board will determine at a later date how the funds are to be used and/or disbursed. FURTHER RESOLVED, the Board approved sending a vote out to allow the members to determine if the sound wall will be installed.

Board Treasurer, Marc Petrino vacated the meeting at 7:00 p.m.

Deca Southwest – Proposal to Replace Rusted Light Poles

Deca Southwest was requested to inspect the light poles in the park on 38th St. as the base of two of these poles was severely rusted. Upon inspection, Deca Southwest determined that neither of the poles can be repaired; therefore, a proposal was submitted for replacement of the two light poles, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to approve the proposal for the total cost of \$1,502.26.

Proposals – Repair holes in wall along E. Irma Lane and remove graffiti

This item was tabled at the last meeting to allow the Board time to view the wall and metal fencing. Management obtained proposals from Nautilus and CB2 Construction to repair numerous holes in the block wall along E. Irma Lane, remove graffiti from the exterior of the wall facing the CAP land, repair of chain link fencing and wrought iron pickets, which was presented to the Board for review. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to table the proposals to the June meeting pending receipt of one additional proposal.

Homeowner Appeal – Unapproved Fascia Paint Color – 3910 E. Potter Dr.

The owner of the above listed property submitted an architectural application to paint the exterior of their home using option # 3. Upon completion of their painting project, it was noted that they did not use the color Sage Mountain on the fascia and had instead applied a color from a different paint scheme (Kendall Charcoal). Since the fascia color was not in compliance, a letter was sent to the owner advising that they would need to repaint the fascia the correct color. The owner submitted an appeal requesting that the Board consider granting a variance that would allow them to keep the fascia color Kendall Charcoal. A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to deny the appeal and notify the owner that the color of the fascia must be painted Sage Mountain in order to bring the home into compliance with the approved paint scheme.

Homeowner Open Forum

Several homeowners were present at this meeting at which time a brief discussion ensued regarding the proposed sound wall and purchase of common area land by the Arizona Department of Transportation.

ADJOURN

There being no further business to come before the Board at this time, A MOTION WAS DULY MADE, SECONDED AND UNANIMOUSLY CARRIED to adjourn the regular session meeting to Executive Session at 8:57 p.m.