

Winds of Tatum Homeowners Association

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

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES May 9, 2023

Board Members Present: Mark Lamia, Neal Miranda, Katie Caracciolo, Peg Mulloy, Steve Giroux, Mark Lamia, Katie Caracciolo, Jan Foreman and Lisa King

Management Present: Camala Hartley, Community Manager - Kinney Management

Homeowner's Present: 4 homeowners represented

Call to Order: A quorum was established with seven (7) out of seven (7) Board members present. The meeting held in person at the New Vision Community Center was called to order at 6:40pm by Neal.

Guest Speaker Jose Ortega with Yellowstone Landscaping was introduced by KMS Manager to answer homeowners' questions and explain the landscaping schedule. Jose explained how the schedule works and gave the board a map with each street highlighted to post on the community bulletin boards so homeowners would know when their street will be serviced. The property is broken up in 4 sections each week on Thursday the landscapers will work on that section, the red section is completed on week 1-teal section is on week 2- purple section is on week 3 and the orange is on week 4. The front of the property along Union Hills should be completed every week but the entire property only gets trimmed and blown on their week and not every service week. The landscapers service the property on Thursdays it was requested that the property be blown every service day, Jose will put together a different bid to complete that request. Homeowners wanted to know why some streets are trimmed and others are overgrown, Jose explain that with the schedule each street is completely monthly and not weekly. Jose talked about the rejuvenation process that will start soon where all the bushes will be cut very short to promote more growth and flowering so that the community is more consistent with the growth process. The board approved having this started and should be done every year to keep the trimming manageable. The board asked that all homeowners contact the KMS Manager whenever they see a leak on the property so that the

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landscapers can fix the issues as soon as possible. If any homeowner needs special attention or has landscaping questions, they should be reaching out to the KMS manager. Jose was thanked for answering questions and the meeting continued.

Approval of Previous Meeting Minutes: The March 2023 minutes were reviewed and accepted as presented.

Committee Reports:

Landscape Committee – The tree trimming bid was approved and KMS manger will contact B&C to schedule the trees being trimmed. The board wanted to make sure that the tree hanging over 44th Place is removed as it is hanging over the sidewalk.

Architectural Committee – No new issues to discuss at this time.

Website Committee – KMS manager will verify the website is updated. Peg will put the information on the community bulletin boards.

Financial Report: The Board reviewed the March 2023 Financial Statements; a motion was made, seconded and carried unanimously to accept as presented.

Unfinished Business: None at this time.

New Business: KMS manager discussed the issue brought up about the number of people living in 18640 44th Place as there is a lot of people coming and going, KMS manager indicated she contact the management company about the issue and was told that there is only 1 person on the lease. KMS manager shared the concerns about multiple people living in the home and cars parked on the street continually overnight which is not permitted the management company said they would handle the situation.

Additional Items: None at this time, Homeowners need to put in a request prior to any outside changes.

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Homeowner Forum: Homeowner/Donna would like to know when the trees are being trimmed since her tree is lopsided from the last time they trimmed the trees.

Next Meeting: The next meeting will be on July 11, 2023 at 6:30pm 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