

General Session Minutes

September 14, 2011

Sunrise at Wigwam Homeowners Association

PO BOX 25466
TEMPE, AZ 85285
(480) 820-3451

In attendance: Glenn Foulk, Lisa Juarez, Paul Krey, Tyler Dixon, Marie Spillet, and Peri Swenson from Kinney Management.

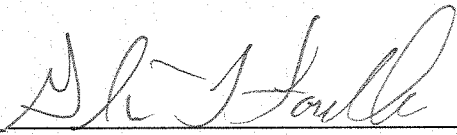
- I. Meeting was called to order at 7:00 p.m.
- II. Review and unanimous approval of meeting minutes dated July 13 2011.
- III. Review and unanimous approval of the income statement dated August 31, 2011.
- IV. Old Business:
 - a. Large tree trim is behind schedule due to cutbacks. There is budget of \$3000 to trim the trees on 144th and 142nd. The board unanimously approved having the remaining trees trimmed in that location.
 - b. The HOA will be overseeding for winter rye grass this fall.
 - c. Tyler mentioned that the reserve study is 3 years old so a new one will be planned for 2012.
 - d. Landscaping will cut back water to the big trees to slow their growth. They are established enough to take less water.
 - e. Money will be transferred from operating funds to reserve. Tyler will work with Peri on the details.
- V. New Business:
 - a. Review of 2012 draft operating budget and assessment
 - i. Assessments will not go up next year. Motion made and was unanimous.
 - ii. Working capital and transfer fees go to reserve.
 - iii. Will schedule play area and ramada to be power-washed.
 - iv. Play area needs to be inspected more often, Glenn requests to see the inspection report.
 - v. Canopy light might be broken, Peri will check on it.
 - vi. Tree trimming budget for 2012 will be \$6,000. Maybe up to an extra 3k.
 - vii. Will look into opening a CD at a new bank. (Mutual of Omaha, Community Association Bank)

VI. Open Discussion:

- a. Discussion regarding a homeowner reward program for those owners who consistently maintain their lots in very good condition. Homeowner, T. Brittan to assist with review of lots and report to the board.
- b. Lantana did not do well this year in heat and may need replacement.

VII. Adjournment at 8:21 PM.

Respectfully Submitted,
Paul Krey
Wigwam HOA Secretary



11/9/11

Minutes Approved / Date