

Sunrise at Wigwam Homeowners Association

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

BOARD OF DIRECTORS OPEN SESSION MEETING MINUTES September 13, 2023 Zoom Meeting

Board Members Present: Lisa Juarez, Paul Krey, Nicole Vaughn, Cindy Romanowski, Hugh Thompson

Management Present: Camala Hartley, Community Manager - Kinney Management
Mike Swift – West Valley Regional Manager

Homeowner's Present: 0 homeowner represented

Call to Order: A quorum was established with five (5) out of five (5) Board members present. The meeting held virtually via Zoom was called to order at 7:22pm.

Approval of Previous Meeting Minutes: A motion was made, seconded and carried unanimously to approve the meeting minutes from the April 12, 2023 as presented.

Financial Report: The July 2023 Financial Statements were reviewed; a motion was made, seconded and carried unanimously to approve them as presented.

Unfinished Business:

Wall Separation Issue – KMS reported she spoke with the homeowner who has the largest separation and who has called about the wall told her that their cost would be 50% of the repair and the quotes are coming in at about \$10,000, the board wants KMS to contact the homeowner and let them find a vendor of their choice to see if they can get a better bid.

Southwest Gas Proposal- The board requested KMS manager to follow up on the process of the SW Gas wall and the HOA will be paint to match the rest of the community walls.

Approved and Accepted – Signature by Board Secretary

Date

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New Business:

Brightview services – The board is very happy with the service so far and was impressed with the tree trimming and the fertilizing of the park trees.

2024 Meeting Schedule – The board would like to start every other month (odd months) meetings in 2024.

Storm Damage Wall and Trees – The board wanted an update on the damaged wall from the storm KMS manager said the homeowner got a vendor and is working with them to get the block wall repairs, KMS manager will continue to work with the homeowner and vendor to get the wall repaired. The board would like that vendor to also repair the top block portion on lot #349, but have the homeowner pay for the repairs. The storm damaged trees will be cleaned up by Yellowstone their price is least expensive than Brightview and they are very responsive. Cindy thought that the tree damage is because of the lack of the tree maintenance before, she would like to get want Brightview would recommend what trees are the best to replace some of the trees lost from the storms. The board would like to have a budget meeting on 10/11/2023. A discussion at that time about other community projects i.e., rock replenishment, painting the common walls.

Additional Items: Parking is becoming a bigger issue, KMS to verify how many “no parking signs” are on the property and to add to the website that no overnight parking is allowed in the community.

Homeowner Forum: No homeowners present.

Next Meeting: The next meeting will be on November 8, 2023 Annual Meeting at 6:30pm at Western Middle School.

Adjournment: There being no further business to discuss the meeting was adjourned at 8:15pm.

Respectfully Submitted on Behalf of the Board of Directors for
Sunrise at Wigwam Homeowners Association
Camala Hartley, Community Manager, Kinney Management Services