

**Parkridge HOA
Monthly Meeting Minutes
September 24, 2008**

Meeting called to order at 6:00 P.M.

Board Members present: Annette McCarty-Abraham, David Watkins, M'Kendra Morris, Jean Tanton and Eldora Engebretson.

Residents in attendance: None

Community Association Manager in attendance: Cathy Hacker from NWV Realty.

Minutes of the prior meeting: A motion to approve the minutes was made by Eldora Engebretson and seconded by David Watkins. The minutes were approved and filed as submitted.

Review & Submission of the Monthly Financial Statements – Financials were approved and moved to file for audit.

Landscape Committee: Nothing to report at this time per Eldora

Communications: The newsletter is in progress.

Community Association Manager's report:

- a. A tax bill for the common area on 101st Dr along Mohawk was received in the amount of \$2200 bill (assessed by Maricopa County tax assessor). This information was as forwarded by the City of Peoria to the Cathy Hacker at NWVR. She has replied by letter and referenced the statutory exemption for HOAs.
- b. There are no new owners this month. She is taking pictures of homes for sale and notifying realtors that satellite dishes must be removed when sold and reapplied for.
- c. Shawn, the landscape contractor, was given a home in Rolling Hills to take care of.

- d. Cathy has contacted Ekmart & Ekmart, a legal firm specializing in HOA law, regarding the board's questions about the procedure for imposing and collecting late fees and is awaiting a reply.
- e. Lot 183 – The homeowner has made a verbal appeal to Cathy Hacker regarding landscaping to request specifics about the weeds and how to trim her tree. The photo of the property was examined and discussed. The board's conclusions: The weeds are visible in photo. Per Board President, the tree has been trimmed since the verbal appeal, but the weeds in the recessed area still need to be removed.

Architectural Requests: All requests approved.

Annual Meeting announcement:

- a. The head of the new Peoria Public Library has agreed to be the guest speaker for the annual meeting on October 29, 2008 at the Parkridge Elementary Library.

Board Member concerns:

- b. Eldora recommends an article for newsletter reminding homeowners to check roof tiles as nails are coming out and tiles are no longer in stock. The article will suggest homeowners contact the community association manager for further info.
- c. Because issues concerning overwatering common area walls and paint damage are covered in the CC&Rs, references to this issue will be deleted from the SOP.
- d. The SOP will be modified to read vehicles should not be parked in the "landscaped area next to the driveway" instead of reading "rocks".

Meeting adjourned at 6:45.