

# OLD STONE RANCH

**Board Meeting Minutes – Open Session**  
**Chandler Nature Center – 4050 E Chandler Heights Rd, Chandler, AZ**  
**Thursday, June 16, 2022 – 4:30 PM**

**Board Members Present:** Harlan Stork, Chuck Meyers, Jared Thom, Chap Wasson, Jaime Votaw

**Board Members Absent:** Nicole Hamming, Randall Cameron

**Management Present:** Michael LaPoint, CMCA®, AMS®, PCAM® – Owner/CEO – Desert Vista Community Management

**Call to Order:** 4:31 PM

**Open Forum:** The homeowners in attendance asked questions and provided comments regarding general community issues.

## **Vendor Reports**

- a. **Landscape Report – Apex Landscape Management** – Account Manager, Johnny Marin, was in attendance to provide a landscape update to the Board of Directors and Members in attendance and answer questions regarding the same.
- b. **Property Management Pest & Termite** – No report was provided for this meeting.
- c. **Hurricane Aquatic** – A written report from Hurricane Aquatics was included in the Board packet for reference. Lake Committee Chair, Ron Ross, provided lake updates to the Board of Directors and Members in attendance on behalf of Hurricane Aquatic.
- d. **H2ology** - Lake Committee Chair, Ron Ross, provided lake updates to the Board of Directors and Members in attendance on behalf of H2ology.
- e. **Werecon** – Chuck Meyers provided an update regarding Werecon’s services.
- f. **Authorized Pump** – Chuck Meyers provided an update regarding Authorized Pump’s services. It was specifically noted that a backup pump has been ordered and should arrive this fall.

## **Committee Updates**

- a. **Architectural Committee** – Architectural Committee Chair, Harlan Stork, gave a brief update regarding the Architectural Committee, which reviewed twelve (12) requests in the last month.
- b. **Landscape Committee** – Landscape Committee Chair, Jaime Votaw, provided the Board of Directors and Members in attendance with landscape updates. Of specific note, the spring enhancement/planting project has been completed and follow up inspections will be taking place

in September, to ensure summer survival of plants, and next May, before the one (1) year tree warranty expires. In addition, granite replenishment will begin around the lakes in the coming weeks and the summer/desert tree trimming is nearing completion.

Let the record reflect that two (2) proposals were unanimously approved by the Board between meetings, including proposal #71174 from Tree Doctors to remove and stump grind two dead/damaged trees at a total cost of \$1,010.93 and proposal #1473 from Apex Landscape Management to replace a faulty controller at a total cost of \$1,033.20.

- c. **Wall Committee** – The wall project is on the agenda for discussion under Unfinished Business.
- d. **Pest Control Committee** – Management and Board Member, Jaime Votaw, provided brief updates regarding observed gopher activity and action taken.
- e. **Reserve Study Committee** – No updates were provided at this meeting.
- f. **Lake/Pump Room Committee** – Updates were discussed/provided under vendor reports. No additional updates were provided.
- g. **Lighting Committee** – No updates were provided at this meeting. It was, however, noted that the Committee is working to obtain pricing for bollard lights around the lakes.
- h. **Social Committee** – No updates were provided at this meeting. It was, however, noted that the next community event will be Cars & Coffee event on Saturday, September 17.

**Minutes:** The Board reviewed the minutes from the May 19, 2022, Open Meeting. Chuck Meyers made a motion to approve the minutes as drafted. The motion was seconded by Jared Thom and opened for discussion. With no further discussion, the motion carried unanimously.

It was noted that the meeting minutes from May 19 omitted items approved by the Board between meetings. As such, let the record reflect that the Board voted unanimously between meetings on May 16 to terminate the contract with Arizona Community Management Services (AZMCS) and to approve/sign a new management agreement with Desert Vista Community Management.

**Management Report:** No monthly management report was provided for this meeting. Michael LaPoint provided a verbal management summary and explained management report expectations moving forward.

**Financials:** The Board reviewed the financials for the periods ending April 30, 2022, and May 31, 2022. Due to ongoing disputes with AZCMS regarding the accuracy of the Association's financial statements, no motions were made to accept the financials at this time.

#### **Unfinished Business**

- a. **Entrance Monument Rehabilitation Project** – This project is now complete. All the monuments have been repaired and refreshed with new plants.

- b. **Painting of Repaired Walls** – This project is now complete. All homeowner-repaired walls have been successfully painted.
- c. **View Fence Repair/Painting** – The Board discussed the status of this project, which is on schedule to finish phase one by the end of June and start phase two on June 30.
- d. **Landscape Refurbishment Project** – Updates were provided during the Landscape Committee Update section of the meeting.
- e. **Drywell Inspection Report & Repair Proposal** – The Board reviewed a proposal and brief report from Torrent Resources. It was noted that the inspection report was not ADEQ-compliant. Management will commission a new inspection and obtain a new proposal from StormWater Pros.
- f. **Annual Playground Safety Inspection** – The Board reviewed the Annual Playground Safety Inspection Report provided by HOA Playgrounds. The Association is awaiting proposal(s) for repairs/replacements identified in the report.

The Board also reviewed a proposal from HOA Playground to replenish the wood chip playground surfacing at all four (4) playgrounds. Chuck Meyers made a motion to approve the proposal at a total cost of \$11,997.07. The motion was seconded by Chap Wasson and opened for discussion. With no further discussion, the motion carried unanimously.

#### **New Business**

- a. **Operational Policies** – The Board reviewed new Assessment Collection and Covenant Enforcement Policies drafted by Desert Vista Community Management. These items were tabled until the July meeting to allow the Board to partner with Management to revise these proposals accordingly.
- b. **Winter Over-Seed Recommendation** – The Board reviewed a recommendation from Apex Landscape Management not to over-seed because of the inflated cost of seed again this year and continuing struggles with the seed crop. The Board reminded Members in attendance that the Association does not plan to over-seed for winters for the foreseeable future, as not over-seeding saves the Association a significant amount of money and water and provides for healthier summer turf.
- c. **Sidewalk Trip Hazard Correction** – The Board reviewed a proposal from L&S Services to repair approximately 640 square feet of concrete throughout the community to resolve trip hazards. This item was tabled to allow the Board time to partner with the vendor to revise the proposal.
- d. **Fertilizer/Acid Purchase** – The Board reviewed fertilizer and acid pricing from D&J Golf Services. Chuck Meyers made a motion to approve the purchase of the approximate annual quantities of fertilizer and acid to get the Association through June 30, 2023 (1,000 gallons of acid (93% sulfuric acid) and 3,500 gallons of fertilizer (summer and winter blends)). Current pricing, subject to logistics and inflationary changes, is \$4.25/gal for the acid and \$9.25/gal for the fertilizer. The motion was seconded by Chap Wasson and opened for discussion. With no further discussion, the motion carried unanimously.

### **Additional Reports & Correspondence**

- a. **Homeowner & Vendor Correspondence:** There was not homeowner/vendor correspondence requiring Board review during the past month.

**Monthly Email Update:** The Board discussed the upcoming Monthly Community Updates. Articles will include instruction to report issues to the City of Chandler, a request for Financial Committee volunteers, a request for volunteers to fill all Committees, and more.

**Adjournment:** With no further business to discuss, the meeting was adjourned at 6:02 PM.