

June 26, 2020

Puesta Del Sol Board Meeting

Dan Boyer
Jerry Klaes
Joyce Robertson

Meeting called to order at 3pm.

Reviewed notes from HOA meeting of June 13. Jerry to send to Dan and Joyce for final review.

Three people have expressed interest in serving the HOA in some capacity: Terri Thomas, Don Bellio, Chad Nelson.

Approved plant list for landscaping needs to be updated. Dan moved to create a special committee for creating a revised list of landscaping plants acceptable in the HOA. Jerry second. The motion passes. Jerry will ask Terry and Chad and Brianna to be on the committee.

Two residences have trash cans visible. Jerry to send 30 day notice.

One residence has trailer parked outside of fence. Jerry to do 30 day notice.

Two lots cleaned up landscaping after notifications sent.

Tree on one lot might be non-conforming. Mimosa, reference letter sent to Adam on June 24 2017. There is another tree in the front which may have an invasive root system. Chitalpa vs (cross between Chitalpa and Desert Willow). Jerry to take a picture and ask the nursery person.

Board reviewed the discussion from HOA members meeting regarding two changes to the fee schedule: change building timeline from 12 months to 18 months, and changing the fee from \$50 per day to \$10 per day. In addition discussed making the \$10 per day fee retroactive to the Jackman fee. Approved by Board. Dan will send a letter to Ryan advising of this change.

Initial discussion about the CC&R's that state there are 138 votes in total including the developer's portion. The board will take an action to review the total votes available as stated in the CC&R's and further notify members. Dan to review and advise the Board.

Suggestion was made to separate the documents on the website by category (board minutes, annual meeting minutes, etc.). Jerry to work with web developer to make this change.

After more discussion, it was decided that the Board would work with Robertson Development to determine if the upper tract had engineered detention for runoff, and if it might be reasonable to develop the detention as prescribed in the engineering documents. Jerry volunteered to work with Joyce to review the documents. Update: Engineering firm has been hired by Robertson Development to complete the detention work for upper tract; expected completion Q1 2021.

Discussed that, as a courtesy, we should send a letter to each homeowner upon CO and clarify date, and note the date for completion of landscaping. Dan will draft the form letter and provide to Board.

Board was asked to consider wording which defines the requirement as garage doors but does not define the number of vehicles that would be stored in a garage. Also clarify that non-street facing doors may be approved upon architectural approval. Dan to look up the existing requirements for discussion in subsequent board meeting.

Jerry to check with Kimra and see if the late building fees have been paid. Complete.

Brock brought up the hard surface % requirement. Requested that the board review this item.

Need the new owner name for Hewitt property. Sue Shrewsbury was the realtor. Jerry to follow up. Complete.

Meeting adjourned at 4:15pm.