

Board of Directors Meeting
January 11, 2021 7:00 PM
Zoom Meeting
All Meetings to be conducted via Zoom Meeting
Meeting ID: 865 1058 0462
Passcode: 573842

1. Call to Order, Establish a Quorum
2. Call to the Public
4. Minutes – August 13, 2020 Board of Directors Meeting
October 5, 2020 Annual Meeting
5. Financial Report
 - a. Review 2020 Finances \$987.81 Surplus
 - b. Revised 2021 Budget
 - c. Budget 2021 vs 2021 Actual 1.8.2021
7. Property Managers Report
 - a. Submitted Tax Info to accountant
8. Old Business
9. Adjourn

Minutes of Slayton Ranch Estates Homeowner's Association Annual Meeting
October 7th, 2019
7PM
Summit Fire Station on Koch Field Road

Introductions-

Board Members Present: Lanny Morrison-President – via phone, Dawn Rivas-Vice President, Victoria Tewa- Secretary/Treasurer, Ken Stanley-Member at Large

Association Members Present: Shirley Spaziani, Andrew Rivas

Additional Present: Allen Ginsberg, Re-Max

1. **Call to Order:** Called the meeting to order at 7:00pm
2. **Establish a Quorum:** 3 Board members present- Quorum established
3. **Review of Annual Meeting Minutes:**
 - a. **November 19, 2018:** Discussion about listing lot numbers and names re: voting. Per Mr. Morrison. Board meeting typically has names, Annual meeting typically has lot numbers. Mr. Morrison moved to approve, Mr. Stanley seconded. Minutes approved
4. **State of the Association:** Positive at this point. Good turnout for the annual BBQ, approx. 25 people. Culverts cleaned, no need of mowing this year due to drought.
5. **Financial Report:** Review of balance sheet and budget vs revenues and expenses. See attachments. No questions or concerns. Noted that Slayton Ranch at the Hills HOA provided \$150 for picnic supplies and food for the picnic. SREHOA paid for the Ramada rental. Question from Mr. Stanley as to who is our current attorney, Keith Hammonds for SREHOA. Moved to approved by Mr. Stanley, second by Mr. Morrison.
6. **Annual Budget 2020:** Recommending that the budget remain the same as 2019 with the exception of increase of \$400 in interest income.
7. **2020 Dues:** To remain the same. \$125.00/year
8. **2020 Schedule of Events Including Meetings and other activities:** Discussion of dates and times of meeting quarterly...

Board Meetings: **January 13th**
 April 13th
 August 10th

SREHOA Picnic: **September 12th**

Annual Meeting: **October 5th**

Board meeting in November 2019 meeting cancelled.

9. Call to the Public/Open Forum:

- a. Ms. Spaziani-Problems with builders in “the Hills” speeding through the neighborhoods. Mr Ginsberg will contact the Sheriff’s department and request assistance. Lee Jones is the County Supervisor Parks assistant. Per Mr Morrison-Mr. Ginsberg may contact Mr. Jones as well. Question as to who is responsible for maintenance of the pedestrian paths. Phase 3-4 developer.
- b. Mr. Rivas- have there been any patrols looking at homes. Have any violations been noted? Weed growth has been noted and additional vehicles in the back of resident’s lots. Typically homeowners who have been alerted to this may be notified again.
- c. Mr. Rivas – Question about paint colors. Discussed paint colors and when/why to grandfather colors and when to submit colors and paint request to the ARC Committee. Ms Rivas suggested reminder that if you use same color scheme you do not need approval but changing your color does require the SREHOA approved color schemes does require the ARC approval.
- d. Ms Spaziani- provided a handwritten note to Ms Rivas.

10. Schedule next monthly board meeting: Completed in 2020 schedule of events, and November 2019 SREHOA board meeting has been cancelled.

11. Comments for the good of the organization: No Respondants

12. Adjournment: Ms. Rivas moved to adjourn at approx. 7:59pm

Respectfully Submitted,

Victoria Tewa

Minutes of Slayton Ranch Estates Homeowner's Association Board of Directors Meeting
August 10, 2020
7PM
Summit Fire Station on Koch Field Road Park

Introductions

Board Members Present: Dawn Rivas-President, Ken Stanley-Vice President

Absent: Victoria Tewa- secretary/treasurer (excused), Joseph Dalmolin- Member at Large

Association Members Present: Andrew Rivas, Craig Nash

Additional Present: Allen Ginsberg, Re-Max, Jack Ginsberg

1. **Call to Order:** Called the meeting to order at 7:05pm outside at Peaks View Park. Meeting began late because Summit Fire told us we could not meet in their facility due to COVID-19 restrictions and we moved the meeting to the park.
2. **Establish a Quorum:** 2 Board members present- unable to establish quorum.
3. **Review of January 13, 2020 Meeting Minutes:**
 - a. Minutes reviewed but unable to approve due to no quorum established. On hold until October 5, 2020 meeting.
4. **Call to Public:**
 - a. Discussion re: Lot 26, steel outbuilding still not painted. Homeowner present at meeting and stated he did not appreciate receiving a letter threatening to fine him if not painted. He stated he cannot find anyone to paint the building at this time. Extension given related to COVID-19 upset of workforce.
5. **Financial Report:** Review of balance sheet and budget vs revenues and expenses. **One homeowner is unpaid with dues x 2 years now. Discussion about how to collect, i.e. putting a lien on property vs waiting until home sale in the future.** See attachments. No questions or concerns. SREHOA is currently under budget for calendar year 2020.
6. **COVID-19 Backlash:**
 - a. April 13, 2020 SREHOA meeting cancelled due to COVID-19 pandemic.
 - b. Summit fire station informed us tonight at 7:00 pm that SREHOA cannot use their meeting room until further notice, related to COVID-19 restrictions.
 - i. Mr. Ginsberg to inquire about room rental refund.
 - c. Discussion had regarding SREHOA annual BBQ scheduled for September 12, 2020. It was decided that the BBQ would be cancelled because there would be social distancing and large group gathering concerns.
7. **Annual Meeting:** Since SREHOA cannot meet at the fire station until further notice, Mr. Ginsberg offered to host our October annual meeting in his office and via zoom. This meeting is to take place on Monday, October 5, 2020 at 7:00 pm. Mr. Ginsberg will send zoom and location

information out to members.

8. **Property Manager's report:**

- a. Mr. Ginsberg **drove around the neighborhood last week.**
- b. **He** discussed weeds needing cut in the neighborhood.
 - i. Mr. Rivas to cut the weeds in the common culverts.
- c. **Speeding update: Mr. Ginsberg called the sheriff's office. Please take a picture of speeders and send to sheriff's office.**

9. **2020 Schedule of Events Including Meetings and other activities:** Discussion of dates and times of meeting quarterly...

Board Meetings: ~~January 13th~~ completed
 ~~April 13th~~ cancelled due to COVID-19
 ~~August 10th~~ completed

SREHOA Picnic: ~~September 12th~~ cancelled due to COVID-19

Annual Meeting: Monday, October 5, 2020 at 7:00 pm. Meeting in person at the office of The Ginsberg Group 123 N. San Francisco St. Flagstaff, AZ 86001 or via Zoom (link to below).

10. **Old Business:** SREHOA is looking for a new member-at-large. Please contact Mr. Ginsberg, Mrs. Rivas, Mrs. Tewa or Mr. Stanley, if interested.

11. **Adjournment:** Ms. Rivas moved to adjourn at approx. 7:45pm

Respectfully Submitted,

Dawn Rivas

Zoom Information: for October 5, 2020 Annual Meeting:

<https://us02web.zoom.us/j/87207486354?pwd=NjdQVGFmZzV5YjhXYytyTkIwQ3paUT09>

Meeting ID: 872 0748 6354

Meeting passcode: 843812

SRHOA 2020 P&L - Last year

1/1/20 through 12/31/20 (Cash Basis)

1/9/21

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Category	1/1/20- 12/31/20
INCOME	
2020 Srhoa	5,375.00
2021 SRHOA	5,135.41
Bank Interest-I	231.78
HoA Late Fees I	80.00
Late Fee	50.00
Over Paid Slayton Ranch HOA 2020	25.00
Srho 2019 Dues	125.00
TOTAL INCOME	11,022.19
EXPENSES	
Accounting	670.00
Insurance	973.00
INTERNET SIGHT	199.00
Postage and Delivery	417.38
PROPERTY Mgt Slayton Ranch	7,200.00
Tax Arizona	50.00
Weed Cutting Culverts	525.00
TOTAL EXPENSES	10,034.38
OVERALL TOTAL	987.81

Slayton Ranch HOA Budget 2021

Revised 12.31.2020

	A	B	C	D
1		Annually	Proposed	Difference
2		2020	2021	
3	Revenue:			
4	Assessments: 84 Units x \$125.00	\$ 10,500.00	\$ 10,500.00	\$ -
5	Interest	\$ 300.00	\$ 100.00	\$ (200.00)
6	Late Fees:	\$ 80.00	\$ 80.00	\$ -
7	Total Revenue:	\$ 10,880.00	\$ 10,680.00	\$ (200.00)
8				
9	Operating Expenses:			
10				
11	Mngmt Fee (12 x \$600 per month)	\$ 7,200.00	\$ 7,200.00	\$ -
12	Insurance Premium	\$ 973.00	\$ 1,050.00	\$ 77.00
13	Tax & Lic	\$ 60.00	\$ 60.00	\$ -
14	Legal Fees	\$ -	\$ 390.00	\$ 390.00
15	Accounting Fees	\$ 670.00	\$ 700.00	\$ 30.00
16	Picnic	\$ -	\$ 75.00	\$ 75.00
17	Postage	\$ 417.00	\$ 425.00	\$ 8.00
18	Web Site	\$ 199.00	\$ 200.00	\$ 1.00
19	Weed Cutting	\$ 525.00	\$ 1,000.00	\$ 475.00
20	Other	\$ -	\$ 100.00	\$ 100.00
21				
22	Total Expenses:	\$ 10,044.00	\$ 11,200.00	\$ 1,156.00
23				
24	Net Income or Loss	\$ 836.00	\$ (520.00)	\$ 1,356.00

Slayton Ranch HOA Budget 2021

VS. Actual 1.8.2021

	A	B	C	D
		FY 2021	FY 2017 Actual	Actual V. Budget
1				
2				
3	Revenue:			
4	Assessments: 84 Units x \$125.00	\$ 10,500.00	\$ 6,375.00	\$ (4,125.00)
5	Interest	\$ 100.00	\$ -	\$ (100.00)
6	Late Fees:	\$ 80.00	\$ -	\$ (80.00)
7	Total Revenue:	\$ 10,680.00	\$ 6,375.00	\$ (4,305.00)
8				
9	Operating Expenses:			
10				
11	Mngmt Fee (12 x \$600 per month)	\$ 7,200.00	\$ 600.00	\$ (6,600.00)
12	Insurance Premium	\$ 1,050.00	\$ -	\$ (1,050.00)
13	Tax & Lic	\$ 60.00	\$ -	\$ (60.00)
14	Legal Fees	\$ 390.00	\$ -	\$ (390.00)
15	Accounting Fees	\$ 700.00	\$ -	\$ (700.00)
16	Picnic	\$ 75.00	\$ -	\$ (75.00)
17	Postage	\$ 425.00	\$ -	\$ (425.00)
18	Web Site	\$ 200.00	\$ -	\$ (200.00)
19	Weed Cutting	\$ 1,000.00	\$ -	\$ (1,000.00)
20	Other	\$ 100.00	\$ -	\$ (100.00)
21				
22	Total Expenses:	\$ 11,200.00	\$ 600.00	\$ (10,600.00)
23				
24	Net Income or Loss	\$ (520.00)	\$ 5,775.00	\$ 6,295.00