

RD-2 Management Council
Board of Directors Monthly Meeting
MINUTES

January 19, 2021

All Directors having been duly notified and notice posted for homeowners on the ABM office door, the meeting of the RD-2 Board of Directors was called to order by President Dave Von Tersch on **January 19, 2021** at the Ahwatukee Board of Management, 4700 East Warner Road, Phoenix, AZ at 8:30 am.

DIRECTORS PRESENT: Dave Von Tersch, Ed Roynan, Judie Zalopany, Mike Pitchford,

HOMEOWNER PRESENT: Christopher Gentis

President Dave Von Tersch called the meeting to order at 8:37 a.m.

MINUTES

MOTION by Ed Roynan, second by Judie Zalopany to approve the December Minutes as put forth.

All in favor; motion carried.

FINANCIALS

Current loan balance is \$151,802.62.

Discussion regarding mailbox funds of \$913.28. Four mailboxes remain that have not been replaced along with 2 posts. No determinations were made. This was tabled. It was suggested to leave as is.

MOTION by Judie Zalopany, second by Mike Pitchford to approve the December Financials as put forth.

All in favor; motion carried.

HOMEOWNER COMPLAINT – LOT 725

A new homeowner has been upset with a situation in her area and involving the golf course. There have been attempts to put up barriers to control golf carts coming so close to the properties. The golf course manager has been involved and temporary adjustments have been made; however, Robert and Ed Roynan will meet with the golf course manager in an attempt to resolve the problem.

RD-1 PROPOSAL

RD-1 is offering to pay to remove the grass and install granite in the area between RD-1 and RD-2 if RD-2 will run drip to the trees in the area that was formerly thought to be RD-2 property.

MOTION by Judie Zalopany, second by Ed Roynan to accept the offer as presented by RD-1.

All in favor; motion carried.

MANAGEMENT REPORT

Tree replacements will be completed by the end of January. Maintenance in January as needed. The Board needs to decide what to do with the remaining hedge along the golf course on Tonopah.

DLP has merged with TNT Landscape of Gilbert, increasing crew availability. Tom Hedman will remain as supervisor/manager for Ahwatukee accounts.

Roofing schedule will be February, April, June, August and October, completing the roofing project.

The annual meeting is scheduled for February 16, 2021 at 8:30 a.m.

Year end finished at a \$6,402 loss. Assessments were \$2,425 short for December.

The next meeting will be on February 16, 2021 to include the annual meeting.

Adjourn: 9:55 a.m.

Submitted by:

Approved by:

Marilyn Kreutz, Recorder

Robert Blakesley, Manager