

**RD-2 Management Council  
Board of Directors Monthly Meeting  
MINUTES  
August 18, 2020**

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 **August 18, 2020** at the Ahwatukee Board of Management, 4700 East Warner Road, Phoenix, AZ at 8:30 am.

**DIRECTORS PRESENT:** Dave Von Tersch, Ed Roynan, , Mike Pitchford,

**DIRECTORS ABSENT:** Judie Zalopany

President Dave Von Tersch called the meeting to order at 8:30 a.m.

**MINUTES**

In the Management Report section, it should say "House Painting will begin in 2021".

**MOTION** by Roynan, second by Von Tersch to approve the July Minutes as amended.

All in favor; motion carried.

**FINANCIALS**

The MOO bank loan balance is \$158,661.78. Reserve balance is \$20,536.72. Line 5250, over **\$3,900 was spent on water**. Well water drops next month. Watering should level off soon and budget should be OK by the end of the year.

**Sprinkler repair and Maintenance 9000 budget; 6500 ytd**

**MOTION** by Roynan, second by Pitchford to approve the July Financials as put forth.

All in favor; motion carried.

**VIRTUAL MEETINGS**

ABM is going to new high-quality AV equipment for its virtual meetings at a cost of \$4,500. Management requested a one-time fee of \$500 to help offset the cost of equipment. ABM will continue to use this venue in the foreseeable future, partly so that homeowners who would like to see a Board meeting can do so through this method, without leaving home. There is an ability to record so that it can be watched at a later time. Beginning in 2021 a nominal fee of approximately \$20 will be charged among any of the sub-associations who will hold monthly virtual meetings at ABM. It will be in the budget going forward as a separate line item.

**MOTION** by Pitchford, second by Roynan to join

**CONVERSION UPDATES**

Robert put a pause on Tonopah and Magic Stone/Hopi area due to the heat. Meanwhile, DLP is working on getting sprinklers off of houses and walls on Jokake. When it cools off some plants will be put in. Spaghetti lines, planting and granite in those areas, and finish up sprinklers on Jokake and then get the wall going.

**MOTION** by Roynan, second by Pitchford to go with the plan as reviewed by Management.

All in favor; motion carried.

**ROOF RATS**

A roof rat problem has become an issue in various areas of RD-2 including Crow Court, Yuma and Half Moon. A homeowner has been leaving bird seed on the driveway for birds, which also attracts rats. Any kind of animal food or water will also attract rats. It was also noted that any garage door left partially open is not a good idea.

The Board will send a letter to the homeowner suggesting and requesting that he stop leaving seed on the ground, at least until the rat problem is alleviated.

The Board will also send roof rat information to the areas in question to advise on any deficiencies that allow rats access to interior spaces.

**MOTION** by Roynan, second by Von Tersch to adjourn at 9:30.

Submitted by:

Approved by:

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Marilyn Kreutz, Recorder

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Robert Blakesley, Manager