

**ESTRELLA VILLAGE MANOR  
HOMEOWNERS ASSOCIATION**  
<http://www.evmhoa.com>

**GENERAL MEETING  
WENDSDAY JANUARY 25, 2007**

- Members Present: Lenore Chase, Deana Carlisle, Paul Hering, Lisa Regalado, Justin Linder, Lorraine Crane, and Tom Calpin
- Present: Jenny Owen, Community Manager, MMS
- Call to Order: The meeting was called to order at 7:05pm
- Minutes: The motion to accept minutes as written by Lenore and Lisa 2nd.
- Treasurer's Report: Jenny Owen handed out a report listing  
Total Cash on Hand = \$55,033.91  
Operating Expenses = \$34,880.63  
Reserve = \$20,153.28
- Architectural Report: 0 Submitted
- Management Report: Jenny Owen handed out and read the report for these topics:
1. Board requested information on vehicle violation inspections at night. Inspections would need to be done 3 times a week to be effective and the management company does not provide this service.
  2. The board received an estimate to add power and 2 options for lighting for the Ramada.
  3. Management Company wanted to know if the board wanted to keep meetings on Thursday or move the meeting back to Wednesday. The Board agreed to move to the meeting back to Wednesdays.
  4. New Bank information, the management company is changing banks to US Bank, more information to follow.
  5. Maricopa County evaluation on the association's common area parcels was first evaluated at \$22,000.00. The Management company requested a re-evaluation of the associations tax and re-valuation was \$500.00 per parcel reducing the tax bill to only \$22.00 instead of the \$11,000.00 first received from Maricopa County.
- New Business: Deana gave an update on the grant for paying for the new lighting for the Ramada. She requested information from the board on how many hours they have spent painting and doing community upgrades. She needed this by the end of the week, as the deadline to submit the grant was coming up fast. Paul suggested making

sure to add in the time and money the board has spent on the landscaping. To show the improvements we have made there.

Lisa brought up she knew a police officer who does community speaking on multi-home security and he would be able to help Deanna with writing the communities grant. Board thought it would be good to have him come in and speak, no date has been set.

Lorraine suggested moving some of the cash on hand into money market accounts, so the community can earn interest on the money sitting in savings. Management Company was going to contact the bank to see what they offered.

Questions:

Lot 1081: Will the trees survive winter with Copper Canyon cutting them along Broadway?

Lot 2020: Lot #2029 had a camper parked in the street for 2 weeks over the Christmas Holidays. Board is going to send a letter.

Lot 2020: Would like caution signs posted along the curve at Wood Street and 75<sup>th</sup> Avenue. Lorraine is going to call the Streets Department about reviewing this issue.

Lot 1011: Suggested the Management Company add a line on the Meeting Reminder Post cards, telling the members about the subject of the next meeting.

Lot 2020: Wanted to know if a Blockwatch sign could be posted at 75<sup>th</sup> and Wood Street. Lisa and her husband would post a sign there as they had one sign left over.

Adjournment:

Meeting was adjourned at 7:45pm.

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Thomas Calpin, Recording Secretary