

**ESTRELLA VILLAGE MANOR  
HOMEOWNERS ASSOCIATION**

<http://www.evmhoa.com>

**GENERAL MEETING  
WEDNESDAY JULY 26, 2006**

- Members Present: Lenore Chase, Deana Carlisle, Lorraine Crane, Paul Hering, Justin Linder, Holly Forden, Lisa Regalado, David Moore, and Tom Calpin
- Present: Jenny Owen, Community Manager, MMS
- Call to Order: The meeting was called to order at 7:06pm
- Minutes: The motion to accept minutes as written and <math>\sphericalangle 2^{\text{nd}}</math>.
- Treasurer's Report: Jenny Owen handed out a report listing  
Total Cash on Hand = \$45,511.32  
Operating Expenses = \$32,258.04  
Reserve = \$13,253.28
- Architectural Report: 1 Submission: 1 Declined
- Management Report: Jenny Owen handed out and read the report for these topics:  
1. Gopher Treatment: Treatment cost \$130 extra for 12 months, may take up to 12 months to remove them.  
2. Maracay Land Lease Contract, They would rent the land for their sign at \$300 a month. Attorney will review contract.  
3. Jenny has tried to contact builders about free dirt but was not able to locate any at this time.
- New Business: Jim from Copper Canyon was at this meeting to discuss his company's proposal for the cost of repairing the common areas landscaping.  
  - Landscaping repairs will start from center of community
  - After repairs have been made we should not have the problems again because Copper Canyon is going to increase the size of the run offs.
  - Copper Canyon will accept payments if they are able do larger areas
  - Repairs will do irrigation first, then adding trees, shrubs and then ground cover

Marcay Sign rental on property, Lisa and Lenore have motioned to sign contract after the attorney writes/changes contract from Marcay and Lorraine 2<sup>nd</sup>.

Homeowner at 7705 Wood has offered to get the community free dirt as long as we supply the trucks to get it.

Adding an online form to the website to accept Architectural Requests, Tom said he would add the page to the site.

Lisa wanted people to know that she would start knocking on doors of homeowners who keep repeating infractions to make sure they know about the infraction.

Questions:

Lot 1100- The white delivery truck is back parking on the street at 76<sup>th</sup> and Pueblo.

Lot <unknown>- Wanted to know how many times a month the management company is in the community. Answer at least once a week.

Lot 1003- Received a violation letter about a trash can left in the front yard and wanted the board to know that the can was the neighbors

Lot 1100- That school kids waiting for the bus are being destructive, even with the parents around. This is happening between 7 and 7:30 in the morning. Lisa motioned adding a tag line on the bottom of the next meeting notice about reminding parents to talk to their children now that school is about to start back up.

Lot 1076- Asked about who empties the trash cans in the common areas, Jenny said that Copper Canyon empties the cans.

Lot 1132- His house was robbed again 2 Sundays ago and that another home was robbed a week before from the meeting.

Lot 1072- Their neighbors lot #1072 has scrap metal in their backyard, a red car and a trampoline.

Adjournment: Meeting was adjourned at 8:30pm.

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Thomas Calpin, Recording Secretary