

**ESTRELLA VILLAGE MANOR  
HOMEOWNERS ASSOCIATION**

<http://www.evmhoa.com>

**GENERAL MEETING**

**August 25, 2009**

- Members Present: Lisa Regaldo, Tom Calpin, Paul Hering  
Deana Carlisle – Absent  
Ed Bigham – resigned.  
Dawn Fowler-CPMC
- Called to Order: Meeting called to order at 6:37 p.m. Quorum was met
- Homeowner: None present
- Minutes: Paul motions to accept the June 30, 2009 minutes. Seconded by Tom. Motion carried.
- Financial: Paul Hering read the financial. Motion to accept the financials for July 2009 subject to audit. Motion made by Paul and Tom seconded. Motion Carried.
- CD needs to be rolled. (8/27/2009) for 1 month.
- Insurance will be expensed this month
- Compilation is currently being completed. The yearend December 2007 report was located on the Corporation Commissions annual report for the community. This information was given to the CPS to complete the 2008 compilation.
- Architectural: None at this time.
- Management Report: ELS proposal for the installation of concrete stairs and railings his denied.  
Request to contact Proqual Landscaping regarding the slope at the ramada areas near the BBQ areas and to install River Rock and fill dirt.
- SRP has been contact to investigate the electrical usage on meters. Some are not showing any readings for the month. Manager will get with landscaper and SRP for a possible solution.
- Manager will also speak with city of Phoenix Water dept for review of the billing.
- Mailing of the Annual meeting Solicitation of Candidates have been sent.
- Questions on Unanimous decision email – Manager will research request and send information to the Board for review.
- Meeting notice will be sent for the Annual meeting. Possible special guest is Officer Lt. Brian Lee and the new community officer.
- Review of the Budget withholding for the granite replacement. Reserve asset account under “Landscape replacement” this is not a funded item in the reserve study. Change the proposed plan by manager from \$550 per month for first year to \$1000.00 per month, For a 3 year plan.
- Request for block fence to sealed with rock at erosion from homeowners lot.
- Where is it required to have Reserve Study.
- Request Bid for Reserve Study update. Is it state law? Where does this say that it needs to be completed?
- Has the attorney made any progress for collection? There was mention of severs accounts that have current action.
- The Board has declined overseeding of the community this year.

Adjournment: Motion to Adjourn at 8:01 p.m.

Minutes taken by Dawn Fowler as an independent contractor