



## Coyote Creek Homeowners' Association Board of Directors Minutes

Date: August 15, 2018  
Time: 3:00 PM  
Location: Coyote Creek Sales Office  
14901 E. Old Spanish Trail, Vail, AZ

**Call to Order:** The meeting was called to order at 3:00 PM.

**Roll Call:**

Board Members Present: Dennis Fischer Peter Backus Jeff Harmon  
Charles Wade Ed Koharik Anne Young

Board Members Absent: Jerry Reisdorff

Management Representatives: Daniel Perez, Cadden Community Management (“Management”)

**Homeowner Forum:**

- Lot 145 Paul Summers stated that he had concerns in regards to the recently mailed survey of Recreational Equipment and that he wanted to voice that no changes should be done to current rules and regulation regarding permanent, portable basketball hoops, and other recreational equipment. Board thanked Paul for his input and stated that the survey was to obtain an input from as many owners as possible to make a collectible decision.

**Board Meeting Minutes:** The minutes of the July 18, 2018 meeting of the Board of Directors were accepted and approved with no corrections. (Young/Fischer)

**President's Report:**

Jerry Reisdorff was absent and Vice President Jeff Harmon provided the following report. All well in community and other topics of interest to be discussed in meeting.

**Manager's Report:** *Daniel Perez*

A written report of the Manager's action items and directives from the previous meeting was presented and reviewed with the Board. Board instructed Daniel Perez to follow up with Jeff Harmon regarding BOD and DRC Google Groups email to ensure all Board and DRC Members have been updated and removal of non-members. Daniel Perez will follow up with Marc Soloway regarding requested changes to final Architectural Design Guidelines. Daniel will send Board areas, which need adjusting to show time frame, allowed for RV storage on lots.

**Treasurer's Report:** *Ed Koharik*



*Financials:* Ed Koharik all accounts on the July 31, 2018 financial reports.

**July 31, 2018 Financial Report:** The July 31, 2018 financial report was reviewed and approved with no corrections. (Backus/Wade)

- Daniel Perez to place 2019 Budget on October Agenda for the Board to begin discussion.

**Design Review Committee Report/Developer Update:** *Daniel Perez*

- Management gave the Board a detailed update on Design Review Committee activities.
- The Board reviewed the Design Review Committee Managers Report from the August 6, 2018
- The Board reviewed the August 6, 2018 Design Review Committee Minutes and approved with no changes. (Harmon/Young)

**Landscape Committee Update:** *Charles Wade*

- Charles Wade stated entrance is underway and all vegetation has been removed, further work will be done as needed and stated rock or some type of hardscape will be needed. Walls on monuments may need painting, rec center exposed wood will commence in two weeks from meeting and trees in that area will need trimming. Daniel Perez to send Peter Backus reminder of sand needed in children's play area as weed barrier is exposed. Additional items are needed for rec center wood staining and west community entrance and are approved as stated below.
- **West Entrance Lighting/ Rec Center Repairs motion** to approve a cost not to exceed \$1,000.00 for additional rec center wood stain project to be paid out of GL4555 and \$2,500.00 to purchase and install all front entry lighting and electrical wiring needed on Coyote Creek West entrance to be completed by Charles Wade. Materials to be purchased by Charles Wade and to submit receipts for reimbursement. All receipts submitted for reimbursement shall be an Alliance Bank Reserve expense and Board authorizes transfer from reserve to operating account for full payment as needed. **Approved** unanimously. (Backus/Harmon)

**Unfinished Business:**

Architectural Design Guidelines

Board reviewed and discussed, instructed Daniel Perez to contact Marc Soloway and request final proof with all changes requested by Peter Backus as of 7/18/2018, print copy and send to Board for Review and place on September agenda for review.

Portable Basketball Hoops

Board discussed and reviewed the submitted survey entries, Board instructed Daniel Perez to tally all votes and comments and submit on September meeting for review.

**New Business:**

Joaquin Independent Contractor Agreement



Board reviewed and discussed, Daniel Perez to draft schedule B to adapt payment of work completed outside the scope or after hours to reflect the approved hourly rate compensation. Board will review contract, make needed changes or suggestions and discuss at the September meeting.

Drones Use in Community

Board reviewed and discussed stated further review of topic is needed, Daniel Perez to inquire with other managers to provide ideas of use.

Sovereign Electric Invoice

Board reviewed and discussed invoice for repairs done on gate #2, Board approved and instructed Daniel Perez to submit invoice and payment.

**Sovereign Electric Invoice:** Motion: To approve Sovereign Electric invoice 7054 for \$2,159.76 and be paid out of GL4450 as submitted. (Harmon/Backus)

Circle C Gate

Ed Koharik stated gate on Circle C Gate was nonfunctional with motorcycles and ALLTECH was scheduled to be out on 8/16/2018 to make adjustments. Board approved up to \$250.00 to have additional receiver used for motorcycle use installed should it be needed at tech visit. (Young/Wade)

**Next Board Meeting:** Wednesday, September 19, 2018 (4:00 p.m.). Daniel Perez to notify Cindy Bogle of meeting time change and change on website.

**Adjournment:** The meeting was adjourned at 4:25 p.m.