

June 2006

Brookfield East

www.neighborhoodlink.com/mesa/brookfieldeast

Pool Committee

Karla

Committee will keep an eye on the chemicals, fence/gate, lock, float mechanism, and water meter that seems to be running excessively because of the float sticking. Any irregularities will be reported to Management so the proper work orders can be issued.

Tree Committee

Bruce

Committee will report any trees to Management that are too close or hanging over houses and vehicles, storm damage, and any trees that are leaving excessive debris. Management will issue the proper work orders.

Common Area Committee

Cami

Committee will check for common area violations and report to Tillett Property Management. The Committee will also work on making revisions to the Association rules and regs to be approved by the Board.

Street Committee

Jim

Committee will report to Management any inoperable vehicles, suspicious vehicles, vehicles with expired tags, and flat tires. Committee will also report on the condition of the roads as well as any oil stains.

Home Committee

Patti

Committee will report to Management on any homes with missing shutters, screens, and shingles. Offensive window coverings and planters that need attention will also be reported to Management. Committee will also let Management know of any homes that need to be painted.

Tillett Property Management can be reached in the following manner:

Phone 480-985-3772

Fax 480-985-8750

or

Via e-mail at

tillettproperty@yahoo.com

222 S. Power Rd. #205

Mesa, AZ 85206

Contacts:

Lisa Horanburg/Tom Smith

M-F 8am-4pm

Board of Directors

The meeting was called to order at 7:00 pm. Board Members present were Karla Reiter, Jim Inman, Bruce Ahlgren, Patti Cardella and Cami Gange. Also present was Joe Richie with BJ Landscaping, Homeowners; Sam Cardella and Stacy Ferguson as well as Lisa Horanburg with Tillett Property Management.

Joe with BJ Landscaping explained their services. Karla asked how much of the \$5,025.00 tree bid is going to be included in the normal contract. Joe stated that if a contract is signed tonight, the tree bid would be cut in half. The contract also includes the seed removal and raking of the sand area. They will spend some time assessing the sprinkler system and then make the necessary recommendations to the Board. The current landscaper has been given a 30 day termination through June 30, 2006. BJ's contract would start July 6th and the tree work will be scheduled for next week. The Board signed the new contract.

Management will send a copy to the Board for their records.

The minutes of the previous meeting were approved as presented.

The financial statements were approved. The Board reviewed the delinquency report and the attorney status report. There is currently \$4,589.51 owed to the Association is delinquent fees.

Management presented the Board with a "Hold Harmless Agreement." It was suggested that each of the Board Members sign this form. This agreement will hold the Association and Tillett Property Management harmless in the event a Board Member is injured while doing work for the HOA.

Wendy Killeen supplied the Board with a list of the number of "hits" on the Association's website. It appears that the numbers have been growing since January.

Karla suggested the Board set up Committees for various items around the property. A Board Member would be the chairperson of each of these Committees. The Board agreed.

Management was asked to purchase a "Shallow Water - No Diving" sign for the pool area.

The Board adopted a new policy for damage claims. The Board unanimously agreed that the Association will offer to pay the Resident's deductible up to \$500.00 per incident.

The Common Area Committee will put together recommendations for rule changes for the August Meeting.

Management was asked to have pool replastering bids available for the August Meeting.

The meeting adjourned at 8:30 pm. The next meeting is scheduled for August 8, 2006 at 7:00 pm at Unit #49.

Resident Notes

Article V of the CC&R's state that homeowners are not permitted to make alterations in the structure or appearance of any Unit or Association Property, unless pre-authorized in writing by the Board of Directors.



Homeowners and residents are reminded to read and abide by the Association's governing documents. Owners are responsible for the actions of their renters and therefore should be sure their renters have read and understand the rules of the Association too.

Board Meetings are held every other month at 7:00 pm. Notices are posted on the property at least 48 hours prior to the meeting.