

MERCADO DISTRICT MAINTENANCE ASSOCIATION ANNUAL MEETING MINUTES CABINET ROOM AT SAN AGUSTIN

December 12, 2022

Board Members Present: Kira Dixon-Wienstein, Mary Lu Breashers, Jane Wright, Carol Griffith

Management Present: Danielle Hasting, Paul Ash Management

Call to Order:

The meeting was called to order by Vice President Carol Griffith at 2:00 PM.

Determination of Quorum

Quorum was met with Gerald Dixon being present, member of Rio Development, Declarant.

2022-2023 Board of Directors

The members of the Board of Directors will remain the same:

Carol Griffith

Mary Lu Breashers

Jane Wright

Kira Dixon-Wienstein

Reports

Financial Report

The Board reviewed the financials through October 31, 2022 and noted the following:

- General and Administrative expenses are slightly over budget year to date primarily due to postage.
- Utilities are significantly under budget year to date by about \$6,500. The bulk of this savings is from less water being used than anticipated.
- Insurance expense is under budget year to date by about \$1,200.
- Repairs and Maintenance is right in line with the budget year to date despite a number of lighting and electrical repairs, fountain repairs, and bollard repairs.
- Net Income for the year so far is \$62,023 and we budgeted \$61,124.75 — we are in great shape!

Reclaimed Water Update

Carol Griffith, Danielle Hasting, and representatives from Tucson Water met onsite and walked the community. Tucson Water finally shared an update that the reclaimed water pipeline we were planning to tap into was never extended as part of the master plan. The cost to extend the pipeline is in question and more research is needed on next steps.

Landscape Committee

There is a plan to begin replacing the drip lines before considering new plantings. Santa Rita was contacted to include the front of Monier and area next to the East Plaza as part of the current landscape contract. There will be a plaque for Justin placed as a memorial to him.

West Plaza Committee

The Committee reported that the bench design is in! however, it did not follow the instructions provided and the Committee has gone back to the drawing board.

Infrastructure Committee

Semi-permanent barricades were installed across all of the vacant lots as a parking deterrent. This will save on renting barricades for each event.

Irrigation System Replacement Project

Santa Rita will hand dig existing lines and will not touch areas that have been replaced. Some new plantings will be taken care of during the project. However, there is an existing landscape plan that needs to be followed. Two new trees will be planted on December 19th along Palo Fiero.

Open Forum

Owners present shared concerns regarding the following:

- Alley on Zanjeros has an area where water pools when it rains as well as areas of cracking
- The annex can be loud during the late evening/early morning hours

Adjournment

There being no further business to attend to, the meeting adjourned at 3:54 PM.

Respectfully Submitted,

Hasting

Danielle Hasting, CMCA, AMS
Community Association Manager
Paul Ash Management Company