

Mercado District Maintenance Association  
Board Meeting Minutes

Date: October 21, 2024

Time: 5:00 p.m.

Place: Cabinet Room, San Agustin Kitchen

**Call to Order**

The meeting was called to order at 5:06 p.m.

**Roll Call**

Members of the Board Present: Carol Griffith, Sean Rogers, Kira Dixon, Val Bracy, Jane Wright

Members of the Board Present via Zoom Dale Thompson

Management Present: Annette Gardner, Agent for Mercado District Maintenance Assoc

Members Present: Per attached Sign-in sheet.

**Establishment of Quorum**

Quorum was present to hold a meeting.

**Approval of Minutes**

**August 19, 2024**

**Correction: Page 2, under Financial Report, last line of paragraph corrects actual spending to \$93,018.95.**

**MOTION: By Kira Dixon seconded by Carol Griffith to approve the minutes of the August 19, 2024 meeting as corrected. Motion passed unanimously.**

**January 9, 2024**

**Correction: Page 1, add Val Bracy as attending meeting.**

**MOTION: By Sean Rogers seconded by Carol Griffith to approve the minutes of the January 9, 2024 meeting as corrected. Motion passed unanimously.**

**BUSINESS**

**Member Input**

Mr. Smith presented the view from his home of dumpsters in the Monier building, due to the doors still being out of order during to the damage sustained during the storm. Ms. Bracy reported that the Monier has approved a temporary fix until the doors are replaced.

(Dale Thompson joins the meeting at 5:11 p.m.)

Mr. Smith also asked if the lights could be put on some type of sensor so that they are not on 24 hours. Monier management will look into this request. The staging of the dumpsters was discussed. Monier Management will check with different carriers to see if they can get one that suits the needs of the neighborhood. It was agreed that the plastic roll-offs are a lot better than the metal ones and make a big difference when being picked up. Mr. Smith further asked that this subject be added to the agenda so that it can be evaluated for resolution.

Ms. Einfrank asked why the dumpster code had not been sent out. It was stated that Members can call in for the code and it will be provided. However, Members should not dump any furniture, landscape debris or large items in the dumpster area of the roll-off dumpsters.

### **Financial Report**

The balances as of September 30, 2024:

Operating	\$34,799.61
Reserves	\$180,210.88
West Side Improvements:	\$5,108.00

Overall spending year to date was projected at \$114,219.89 and actual spending is \$112,829.26 a difference of \$1,390.63. These figures do not include legal fees year to date as the Association has not been billed by Goldschmidt-Shupe.

### **2025 Draft Budget**

Ms. Gardner reported that the Ad Hoc Financial Committee had met to discuss the 2025 budget. In order to retain the assessment at \$99.00/month the Members that pay a pro-rata share are going to be billed full assessment until such time as the City Tri Party Agreement is finalized, which will lower expenses when it goes into effect.

**MOTION: by Jane Wright, seconded by Kira Dixon to approve the 2025 assessment at \$99/month with Pro Rata Share Members paying full assessment until Tri Party Agreement is finalized and approve the 2025 Budget as presented. Motion passed unanimously.**

State and Federal Taxes Filed

Compilation Prepared by Larry Recker, CPA - copy provided to the Board.

(Val Bracy leaves the meeting at 5:30 p.m.)

### **OLD BUSINESS**

#### **(A) LEGAL**

### **TRI-Party Agreement Status**

Ms. Griffith reported that the draft agreement was revised again by Mike Shupe. Board Members were asked to review the draft and make changes /comments prior to the document being sent to Mimi. The Board was asked to give their input no later than second week of November.

**Signature Needed on Revised Collection Policy** - Ms. Griffith signed this document.

## **(B)Maintenance and Landscaping**

### **West Plaza Donation Account**

Ms. Griffith reported that two long (12-foot) benches were installed. Once it is determined what funds are left after paying for these benches it was thought that Michele Demas could give a price for one more bench and a small table.

### **Parking Stop Replaced in Front of Lot 086**

Ms. Griffith reported that the parking stop was completely crumbled and a hazard

### **Pavers Reset on East Plaza**

Ms. Gardner reported that the trip hazard by the Fido station was repaired.

### **Graffiti Removed from Dumpster Gate**

Ms. Gardner reported that shortly after installing the new dumpster gates, they were tagged.

### **Reflective Tape Added to Bollards**

Ms. Gardner and Carol Griffith added the tape to the bollards.

## **NEW BUSINESS**

### **Determine Lot 100 Assessment**

It was agreed that the assessment for Lot 100 will be determined based upon the type of use by the buyer.

### **Pathway in Front of Lots 71-77**

Ms. Griffith asked Mr. Thompson what the plans are for the pathway in front of Lots 071-077. Mr. Thompson responded that he is working with Paolo and Tom to come up with a DG pathway, similar to one installed on the Mission District side.

### **All Souls Parking Barricades**

The Board discussed having a barricade put across Higo (beyond the alleyway), Fiero/Cushing, Sembrador/Zanjeros and across the alleyway next to the dumpster.

**MOTION: by Kira Dixon, seconded by Jane Wright to have Desert Barricades install the barricades on All Souls Parade Day at an amount not to exceed \$1500.00. Motion passed unanimously.**

**Remove River Rock from Sycamore Beds East Plaza**

Two bids were reviewed.

**MOTION: By Carol Griffith, seconded by Jane Wright to approve a proposal from John Gordan in the amount of \$300.00. Motion passed unanimously.**

**\$2.95 Processing Fee**

Ms. Gardner presented an explanation from Sienna Management as to why Members were being charged this fee when paying their assessment. Ms. Smith was asked to put this information into the next newsletter.

**Lot 080/081 in Escrow**

**Trash Service Disruption Week of September 23**

Ms. Griffith reported that the City was contacted and asked to reimburse the Association for the period missed.

**Fidelity Bond Increased by 10%**

Ms. Gardner presented information from the insurer regarding an increase and changes to the policy.

**X3 Mailbox Locks Replaced - Lots 062, 069, 073**

**Trees for Tucson Program**

Ms. Griffith reported that she had met with a representative of the program to evaluate the community for trees from the program. It was recommended that Hackbury Trees be put on Convento, Ironwood trees on Cushing and Mesquite on the corner of Higos/Convento. A total of 11 50-gallon trees at a cost of \$75.00 each. There is a requirement that volunteers from the community help the City plant the trees. Ms. Griffith will organize the volunteers.

**MOTION: by Jane Wright, seconded by Sean Rogers to approve the purchase of 11 trees from the City of Tucson at a cost of \$75.00 each. Motion passed unanimously.**

**Annual Meeting - December 9, 2024 at 5:00 p.m.**

Ms. Gardner stated that the Association is still under Declarant Control and so the Board is appointed by the Declarant.

## **Nominating Committee**

**MOTION: by Carol Griffith seconded by Dale Thompson to appoint the Board as the Nominating Committee. Motion Passed unanimously.**

### **Request re Pad A Alleyway**

Mr. Rogers stated that there are large potholes in the alleyway on Pad A and he is willing to work with the asphalt company to make the necessary repairs to the pot holes and add a raised temporary speed hump.

**MOTION: by Carol Griffith, seconded by Jane Wright to authorize \$1000.00 from the Reserve Account to make the repairs to Common Area C. Motion passed unanimously with Sean Rogers abstaining from the vote.**

### **Revised Contract from Sienna Management - Name Change from Paul Ash**

Ms. Griffith signed this change to the contract.

## **COMMITTEE REPORTS**

### **Landscape Committee**

Ms. Gardner reported that she had done a walk-thru with Brightview Supervisor, Luis which resulted in recommendations being made for non-contract landscape maintenance.

### **Proposals**

- 1. Tree Removal (Palo Verde) on Cushing \$536.89**

**MOTION: by Carol Griffith, seconded by Jane Wright to accept proposal from Sean Rogers in the amount of \$200 to remove the tree. Motion passed unanimously with Sean Rogers abstaining from the vote.**

- 2. Pit Box on Pressure Gauge (Convento) \$114.78**
- 3. Remove Declining Agave (Cushing) \$309.78**

**MOTION: by Carol Griffith seconded by Sean Rogers to approve Brightview proposal for Pit Box and Agave Removal in the amount of \$424.56. Motion passed unanimously.**

- 4. Add Mulch Sycamore Planters (East Plaza) \$1152.89**

**MOTION: by Carol Griffith, seconded by Jane Wright to have John Gordan add mulch to the planters at a cost of \$300.00. Motion passed unanimously.**

**Architectural Review Committee** - No report made.

**Infrastructure Committee** - No report made.

**Ad-hoc Photography Sign Policy**

Ms Wright reported that the signs are ready but they are awaiting the poles. Discussion ensued about placement.

**Newsletter Input**

Holiday party, info on fee, dumpster use info.

**NEXT MEETING**

The next meeting is the Annual Meeting scheduled for December 9, 2024 at 5:00 p.m., with the executive meeting being held at 4:30 p.m.

**ADJOURNMENT**

**MOTION: By Carol Griffith seconded by Sean Rogers to adjourn this Board meeting at 7:08 p.m. Motion passed unanimously.**