

Mercado District Maintenance Association
Board Meeting Minutes

Date: August 19, 2024

Time: 5:00 p.m.

Place: Cabinet Room, San Agustin Kitchen

Call to Order

The meeting was called to order at 5:00 p.m.

Roll Call

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

Members of the Board Present via Phone: Jane Wright,

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

MOTION: By Carol Griffith seconded by Jane Wright to approve the minutes of the May 20, 2024 meeting as presented. Motion passed unanimously.

BUSINESS

As two Members of the Board had to leave at 5:30 p.m., action items were discussed first while quorum was still available.

Affirmation of Actions Taken in Lieu of a Meeting

MOTION: By Jane Wright seconded by Carol Griffith to affirm the actions noted under new business as sections c, d, e. Motion passed unanimously.

Photography Signs

MOTION: by Carol Griffith, seconded by Val Bracy that approval for four signs and installation not to exceed \$1000.00 is given. Motion passed unanimously.

Member Input

Ms. Schaub asked if the Members present were aware that El Rio has parking problems and to ease these problems they wanted to put asphalt over the community garden. A lot of neighbors

have gotten together and put out a petition to halt this being done. The matter has been put on hold at this time and El Rio has agreed to meet with the neighbors. It is important that the momentum is kept up and support given by the neighbors in Mercado. Mr. Smith stated that he would put an article in the next newsletter.

Monier Dumpster was discussed by Mr. Smith and the manager of the Monier building. It was explained that the trash hauler, Waste Management comes everyday to either pick up trash or recyclables. The problem being that the roll-offs are put outside at 7:00 a.m., but the hauler may not come until 2:00 p.m. Monier management is going to contact the hauler to see if they can come early in the day. Monier management also discussed having the hauler mover the roll offs further to the east, away from Mr. Smith's home. It was also stated that Monier Management will call another hauler to see if a more workable schedule is to be had.

Ms. Einfrank asked what the \$2.95 processing fee was for that is being charged on the statement. Ms. Gardner stated that she will contact Sienna and find out.

(Ms. Bracy and Ms Wright leave the meeting at this time 5.31 p.m., quorum is no longer present.)

Financial Report

The balances as of July 31, 2024:

Operating	\$35,043.67
Reserves	\$180,134.95
West Side Improvements:	\$5,108.00

Ms. Gardner reported that the year to date budget is over in the following line items: Payroll trash valet \$2924.68, caliber fees \$120.00, management fees \$1445.00, meeting expense \$372.19, office expense \$263.26, printing \$185.74, water \$698.72 and bollard maintenance \$931.61, common area maintenance \$4,097.73, fountain maintenance \$200.66, landscape \$2538.22, tree maintenance \$5,800. Overall spending year to date was projected at \$91,580.47 and actual spending is \$93,018.95, a difference of \$1,438.48.

Repay \$15,000 to Reserve Account

Ms. Gardner reported that the \$15000 used from the reserve account for the tree trimming is in the 2025 budget as being returned over the next five years.

Reserve Account Certificate of Deposit

Ms. Gardner reported that Sienna had opened a Certificate of Deposit at Pacific Premier Bank with an interest rate of 5.02% interest. The certificate matures in December 2024.

Monier Final Invoice for Cage \$350.00

Ms. Bracy stated that she had not received payment for the final invoice. Ms. Bracy directed that the invoice be voided and no final charge made. The Board thanked Ms. Bracy

December 2023 through February 2024 Santa Rita Invoices

Ms. Gardner reported that Sienna had not paid Santa Rita when the invoices were due and so they were paid recently.

Status of Paul Ash reimbursements

Ms. Gardner will follow up on full payment with Jena Carpenter.

(Jane Wright & Val Bracy leave the meeting. Quorum is no longer present.)

OLD BUSINESS

(A) LEGAL

CC&R Amendment

Ms. Gardner reported that the signed document was in the process of being mailed to the Membership.

TRI-Party Agreement Status

Ms. Griffith reported that the draft agreement still needed work and felt that the Board should meet with Mike Shupe to do a draft for the Mercado District portion of the agreement. Board directed that meeting be set up with Mike Shupe.

(B) Maintenance and Landscaping

West Plaza Donation Account

Ms. Griffith reported that two long (12-foot) benches are currently being manufactured by the Arizona Correctional Department. Until the benches are produced the Association cannot call blue stake for the installation until a date is given.

Tree Trimming/Removal Status

Ms. Griffith reported that the tree trimming and removal was completed by Bright View as recommended by their arborist.

Bags Ordered

Ms. Griffith reported that bags were ordered for Trash Valet (\$58.15) Porter (\$61.95) and Fido Station (\$130.74).

Bollard Damage

Paul Ash was asked to repair a damaged bollard.

Light Maintenance

Fluresco was asked to repair a flickering light and replace a lens on another pole (10) at a cost of \$1176.76.

Dumpster Gate Repair

Ms. Griffith reported that during the last storm the dumpster gates were blown off their hinges. Later the gates were stolen. Michele Demas will be making new gates. It was further reported that an insurance claim was not made as the deductible is \$2500 and the cost of the repair is not much more.

New Legislation for HOA's

Ms. Gardner reported that effective September 14, 2024 there are six new laws. Copies were provided to the Board Members.

Determine Lot 100 Assessment

Ms. Gardner reported that Lot 100 was put into escrow. At this time it is not sold. Ms. Gardner wanted to clarify the assessment prior to it being sold. The Planned Area Development states that there could be up to 16 condominiums in a bungalow court. The Board needs to clarify if this is a condominium and that the owner would be classed as a developer owner until the condominiums are completed. Ms Griffith asked that this topic be added to the agenda for the next meeting.

Pathway in Front of Lots 71-77

Ms. Griffith asked that a committee be set up to look at the pathway. This topic was to be added to the agenda for the next meeting.

Draft 2025 Budget

Ms. Gardner presented a draft 2025 Budget which was reviewed with the Members present. Ms. Gardner asked for volunteers to review the budget. Carol Griffith, Gene einfrank, and Greg Smith Volunteered.

All Souls Day Parking

Ms. Dixon stated that the Infrastructure Committee ordered barricades last year to close the streets. A permit is required from the City. Ms. Griffith will contact the Committee.

COMMITTEE REPORTS

Landscape Committee

Ms. Einfrank stated that not much to report other than the storm damage which is being removed by Brightview.

Architectural Review Committee - No report made.

Infrastructure Committee - No report made.

Ad-hoc Photography Sign Policy

This topic was discussed earlier in the meeting.

Newsletter Input

Mr. Rogers asked that an article be put in asking if there is any fill dirt that is not wanted during construction. Copy of minutes, survey re community garden and agenda for next meeting.

NEXT MEETING

The next meeting is scheduled for October 21, 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 6:30 p.m. Motion passed unanimously.