

**North Copper Canyon Homeowner's Association
Annual Board Meeting
February 25, 2020
Sierra Montana Recreation Center
14861 N. Spring Lane
Surprise, AZ 85388
11:00 a.m.**

OPEN MINUTES

Board Members Present: Deb Hamberlin, Alan Hamberlin and Hans Koppenhoefer

Board Members Absent: None

Management: Amy McDonough, CAAM®, Kestrel Property Management

Homeowners: Sherry Lambert, Janet Alexander, Jim & Linda Keenan, Andrea Albani, Michael Murphy, Marie Knight, Helen & Caleb Gidion, Cindy Ferracane, Joelle Maloney

Call to Order:

Verified Quorum and Deb Hamberlin called the meeting to order at 11:00 a.m.

Amy McDonough with Kestrel Property Management introduced the Board members and Officer Jason Washburn from the Surprise Police Department.

Surprise Police Department

Special Guest, Master Officer Jason Washburn #2043, presented the crime statistics from 2019 for the community. Overall statistics were very low in comparison to other areas in Surprise. Aggravated assault (1) simple assault (2) theft from a motor vehicle (12 cars were broken into, 10 of which had unlocked doors) home burglary (1). The "Ring App" technology and other similar companies was discussed. The benefits include sharing footage with the Surprise Police Department and neighbors. Programs the City has invested in include "Lock it or Lose it!", "If you see something, say something!", "Blockwatch" (homeowner ran) and "Drivewise Surprise".

Property Management

Kestrel Property Management reports directly to the Board of Directors. The services Kestrel provides include but are not limited to the following: Maintenance of Common Areas, Accounts Receivable/Payable, Accounting, Compliance Enforcement and Board & Administrative Support.

2019 Financials in Review

Balance Sheet & Income Statement(s) were presented. As of December 31, 2019, North Copper Canyon HOA's operating account had \$97,062, the reserve account had \$100,044. account receivables were \$3,632. Total liabilities included \$29,734 in pre-paid assessments and \$100,044 in warranty & maintenance reserves. For the year, association dues collected from homeowners totaled \$279,023, builder association dues totaled \$112,713, other income was \$3,152. Total expenses were \$246,294. Reserve contribution was \$77,634.

Budget 2020

Expected revenues \$652,216, which include Homeowner & Builder dues (based on current homeowners, lots sold to builders, market trends). Expected expenses \$643,004, which include a \$75,000 contribution to the reserve fund. The Board approved the monthly assessment of \$62.00 for the 2020 calendar year, no increase from 2019.

Water Management

Water is the second highest expense of the Association. The management company tracked usage and bills over the past three years. Tracking usage helped give the Association the information to predict future usage, but also to hold accountable our landscapers to adjust timers/clocks based on weather. In 2019, the management company was able to save the Association approximately 1 million gallons, in comparison to 2018, while adding 5 new meters.

Landscape Maintenance

Landscape maintenance is the Association's highest expense. In October 2019, the Association changed landscaping maintenance companies to APM, resulting in better service. Cost remained in line with the 2019 budget for landscape maintenance. The new landscapers are on the property 4-5 times a week (rather than 2 with previous landscapers) and have a proactive approach. The dog park is draining better than in years' past.

Old Business

Deer Valley Road maintenance was performed in February of 2019 after it was brought to the attention of the management company. RH Dupper was awarded the contract and made monthly visits (6-month warranty) to spray for weed growth. The maintenance will be repeated in 2020.

Dog Park appears to be properly draining after aerating a few times in the spring and the maintenance improved once APM was hired.

The Board agreed to send two keys to every household after listening to the homeowners' comments that one key was not enough per household.

Due to continued vandalism, new sturdier gates were installed late January 2020.

Online Owner Portal

Kestrel sends an invitation to new homeowners through Appfolio. Owners can make a payment, set up free auto-payment, view HOA documents, submit design requests and send messages to the property management company through this tool.

Delinquent Assessment Collection Policy

Base assessments are due and payable the 1st of each month. A late charge of \$15.00 will be assessed on the 30th day after the 1st. In addition, the delinquent amount shall bear 12% interest annually from its due date until paid. The owner is liable for all costs incurred by the Association in collecting any delinquent amount.

Design Request Approval

A Design review request is needed when you make changes to the exterior of your home which is different from what the builder installed. The most common requests are solar panels, extending driveways, gazebos, in-ground pools, change in landscape from your original builder package. You can access this request on the Association's website.

Violation Schedule

Per the rules and regulations, the violation schedule is as follows:

- First Notice of Violation (Friendly Reminder) – 15 Days
- Second Notice (Fine Warning) – 21 Days
- Third Notice (Fine Issued)

If not corrected, the fine assessment will start on the date of the original fine warning notice

New Amenities

Copper Park Pool opened in November 2019. Canyon Park opened in North Copper Canyon East.

Homeowner Forum

- Vandalism was discussed. Requests for proposals were sent out to purchase, install and maintain video cameras. The cost/benefit analysis dictates that it makes more financial sense to pay for the repair of vandalized items, rather than to pay for the installation and monitoring of cameras. Cameras and security companies have been in place in the past without successful apprehension of the person(s) vandalizing community property.
- Construction debris was discussed. North Copper Canyon is currently under construction with three homebuilders active in the community. If there is a certain area or

homebuilder of concern, email Kestrel Property Management, and they will contact the homebuilder.

- Homeowner voiced concerns about neighbors' pet cat on their property, citing the Rules and Regulations that all pets need to be on a leash.
- No dogs allowed in Copper Park (whether they are on/off leash).
- Nature Path area has become overgrown. The management company is following up with landscapers.
- Homeowner requested an increase in handicapped parking spots at Copper Park. Board agreed to add 1-2 spaces.
- The developer is in the process of donating 5 acres to Chance. Chance is a non-profit animal shelter that will be constructing a facility at approximately 183rd Avenue, south of Deer Valley.
- Homeowner requested a crosswalk to be painted on 183rd Avenue. Kestrel will contact the City of Surprise, as those streets are owned by the City.

Meeting adjourned at 12:55 p.m.

Respectfully submitted,

Amy McDonough
HOA Community Manager-Recording Secretary

President

A handwritten signature in blue ink, appearing to read "Deb Hamberlin", is written over a horizontal line.

Deb Hamberlin