**Mountain West Estates Homeowner’s Association**

**Board of Directors Meeting**

August 5, 2021

The Board of Directors Meeting of the Mountain West Estates Homeowners Association, Phoenix, Arizona, held via Zoom, on the 5th day of August 2021.

1. **CALL TO ORDER**

Dianna Ramos called the meeting to order at 6:00pm.

1. **ROLL CALL**

Board members present:

Dianna Ramos

Jesus Mercado

Edward Ballard

Mary Ballard

Others present:

John Kenny (Homeowner)

1. **QUORUM ESTABLISHED**

A quorum was successfully established.

1. **APPROVAL OF PRIOR MEETING MINUTES**

Prior meeting minutes approved. Motion – Dianna, Approved – Edward. Motion carried.

1. **FINANCIAL REPORT**

Financials reviewed and approved. Motion – Edward, Approved – Dianna. Motion carried.

1. **MANAGERS REPORT**
   1. Removal of broken monument at 27th Ave entrance - REMOVED
   2. Painting of planters at both entrances – PAINTING COMPLETED
   3. Repair block wall in front of community – COMPLETED
   4. Paint pool fence where rusted – COMPLETED
   5. Pool furniture – REPLACED
   6. Playground repairs reviewed –BID REVIEW IN NEW BUSINESS
   7. Notice: Mandatory Cool deck repair was approved by Mary Chaira – COMPLETED
   8. Pool party – COMPLETED. Attendance low.
2. **NEW BUSINESS**
   1. Playground Repairs/New Equipment – Selected Candy Color (Purple/Red, Reviewed choices and determined budget increase needed to be approved. Agreed additional camera is needed to face playground. Agreed Trash cans need to be added. New budget for equipment increased to $55,000. Motion – Edward, Approved – Dianna. Motion carried.
   2. Pool Area Changes – Discussed moving of table, adjusting camera, and lowering umbrella. Noted: Table must be 4ft from pool edge. Possible change of lights from Halogen to LED.
   3. Request and Plans for Budget – No budget for updates/changes in 2022. Noted: Landscape in 2023.
   4. Holiday Festivities – Tabled until October meeting.
3. **OPEN FORUM**

Homeowner John introduced himself. He asked about a wall on Nancy that needs painting. The Board agreed to have the wall painted. John asked to discuss his ongoing fines for paint scheme and how going forward fines could be avoided. Because he had painted in the last few years and colors were close to scheme in place, it was approved by the Board for John to move forward with repainting only his garage door and front door to match. The approved color is Sun-dried Tomato. The paint scheme discussed as closest is SW7585.

1. **NEXT MEETING DATE**

The next Board meeting is scheduled for Thursday, October 7th, 2021.

The meeting was adjourned at 7:05pm. Motion – Mary, Approved – Edward/Dianna

Minutes submitted by Mary Ballard, Secretary