

**Chandler Crossings Estates Homeowners Association  
Board of Directors Meeting – Regular Session  
December 15, 2015**

In Attendance:

Kevin Lynch  
Mary Loomis  
Dale Mukavetz

Also in Attendance:

Mary Jane Labut, Property Manager, City Property Management Company

**Call to Order**

There being a quorum, the meeting was called to order at 5:30 pm.

**Homeowner Open Forum**

No owners were present at the meeting.

**Approval of Minutes**

RESOLVED: The minutes from the October meeting were approved as submitted

**Financial Report**

The November 2015 financial report was reviewed.

**Management Report**

Mary Jane Labut gave her Management Report.

**Old Business**

Reserve study – Mary Jane advised that the reserve study includes \$10k in irrigation improvements for 2016 and \$5k a year for years 2017 – 2021. Mary Jane was requested to find out how much the association can move from retained earnings to help offset the cost of the irrigation improvements planned. Darin with CLM has provided some of the estimates for this work including the installation of 5 trees along 56<sup>th</sup> Street but will still provide additional bids for the remainder of the work planned.

**New Business**

Annual meeting –the annual meeting is set for March 22nd with the board meeting scheduled to occur before. Mary Jane verified that Valley Christian High School has this date available for the meeting.

Annual community event – Mary Jane has contracted with Arizona Inflatables to cater and provide entertainment for this event. The board approved the same contract as was last done and the cost involved.

### Community Yard Sale

Mary Jane will add a notice to the annual meeting mailing to advertise the community yard sale for March 12<sup>th</sup>. The board approved the purchase of two community yard sale banners.

### **Adjournment**

RESOLVED: the meeting was adjourned at 7:20 p.m.