

AGENDA
BOARD OF DIRECTORS MEETING
HERITAGE HILLS HOMEOWNERS ASSOCIATION
dba/Camelback Canyon Estates Homeowners Association
THURSDAY, November 30, 2023
Doug and Jeanne Gauthier Home at 5834 N 46th Pl

- I. Call to Order 7:00 p.m.
- II. Community Wall Conditions Discussion – Jessica Maceyko, HOA Attorney..... 7:05 p.m.
- III. Homeowners’ Questions, Concerns & Comments 7:20 p.m.
- IV. Approval of Prior Board Minutes (October 26, 2023) 7:25 p.m.
- V. Architectural Review Committee (ARC) – Fred Delgado / Jeanne Gauthier..... 7:30 p.m.
 - A. New architectural request for approval / ratification
 - B. Continuing architectural request projects
- VI. Management Company Report (CPI) – Paul Ortiz 7:35 p.m.
 - A. New homeowner announcements
 - B. Updates
 - 1. Annual meeting date and location
 - 2. New gas line to Lot 72
 - 3. Water meter box damage
- VII Financial Report – Kristi Bell / Paul Ortiz 7:40 p.m.
 - A. Financial statements (October, 2023)
 - B. Updates
 - 1. Reserve study
 - 2. CD Reinvestment Plans
 - C. New requests for authorization
 - 1. 2023 audit proposal
- VIII Landscape Committee – Lee Wallace / Jeanne Gauthier 7:50 p.m.
 - A. Landscape status report
 - 1. Proscape partner update
 - 2. Recent activity report
 - B. New requests for authorization:
 - 1. Removal of diseased palo verde cluster in Sb1
 - 2. Phase II entrance re-landscape proposal
 - 3. Lot 42 - Homeowner request for supplemental trimming
 - 4. Irrigation in M4/M5
 - 5. Use of Dekorra rock covers for anti-siphon valves
- IX Social Committee – Rob Holder / Mary Westheimer 8:00 p.m.
 - A. Social Committee Report
 - 1. Turkey Trot
 - 2. Luminaria bag folding clinic
 - 3. Luminaria event
- X Communication – Mary Westheimer 8:10 p.m.
 - A. Recent communications
 - 1. Homeowners contact data collection
 - 2. Announcements
 - 3. Street crack seal project – webpage created
 - 4. Streetlight replacement – webpage created
 - 5. Social event news – webpage created

- B. Planned communications
 - 1. Year-end budget letter
 - 2. Annual meeting notification
- XI Streets and Lighting – Rob Holder / Paul Ortiz..... 8:15 p.m.
 - A. Updates
 - 1. Street crack seal and sealcoat project
 - 2. Streetlight project
- XII Walls – Bill McCabe 8:20 p.m.
 - A. Community Wall Study – Request for Authorization
- XIII Old Business 8:25 p.m.
 - A. December 2023 meeting
 - B. Location and dates of 2024 meetings
- XIV Adjourn Regular Session..... 8:30 p.m.
- XV Executive Session 8:35 p.m.
 - Discussion of matters pursuant to A.R.S. Title 33 Property, Chapter 16 Planned Communities, Article 1, Section 33-1804 Open Meetings: exceptions, subsection A.1., A.3. & A.5.