

**Country Trace
HOA Meeting
January 29, 2018**

Meeting was opened by the Board President.

The following items were discussed:

1. 2018 planned maintenance – Includes replacement of dead/dying plants, electrical repairs (as necessary) and general cleaning of monument signs. May also include repainting of the monument walls if warranted
2. Blight - efforts are being made to get rid the blight in the subdivision including garbage cans sitting in front of houses and homes that do not meet the standard of the neighborhood (i.e. lack of landscaping, deteriorated roof shingles and faded/peeling exterior paint).
3. HOA dues – there continues to be an issue with delinquent dues, the controller continues to work on collecting these amounts and assessing the appropriate financial penalties.

Questions / Comments from attendees:

1. It was noted that a homeowner wants to change their residence into an independent/assisted living facility. The HOA was already aware of this issue and had already notified the homeowner in writing that operating a commercial business in the neighborhood was a violation of the CC&R's and was not legally permissible.
A case has also been opened with the City of Phoenix as work has been done on the home to convert it to a commercial facility. Further, it is against City of Phoenix code to have another senior living facility within 1400 feet of an existing facility (there is an existing facility on Grandview east of 68th St.)
2. How do homeowners contact the HOA board members?
Contact can be made through the Country Trace website.

Ballots were counted and all existing members were re-elected with the exception of Valerie Marcus who resigned her position.

There is a board position open.

Board President made a motion to accept the ballot count; motion was seconded by the HOA Secretary.

Meeting was adjourned.