

Peachtree Lane Improvement  
Open Board Meeting Minutes  
November 24, 2025 | 5:30 p.m.  
Via Zoom Video Conference Call

Board members present:

Doug Howard - President  
Greg Price - Director

Management Representative:

Philip Gauthier, Manager & recording secretary

Board member absent:

Kyle Hamilton - Treasurer

Call to Order:

Meeting was called to order at 5:32 p.m.

Quorum Requirements:

- Quorum was met for the meeting.

Approval of September 22, 2025 Open Board meeting minutes:

- Doug - motioned to approve the meeting minutes as written.
- Greg - seconded the motion
- Motion passed unanimously

Financial / Mgmt. Report:

- There were no questions.

Old Business:

- There was no old business to discuss.

New Business:

- a) Doug continued the discussion for the upcoming CC&R amendment providing the (60) days response time frame. The amendment will be mailed to owners in January of 2026.
- b) Plumbing & Electrical expenditures are affecting the HOA's budgeting for the remaining roofs of units 20 - 12. The HOA is having to cover the cost of a recently deceased owner to ensure compliance with the insurance deadline. The HOA will access the cost to the owners account and collect at time of the homes sale.
- c) AEL Roofing has become non-responsive forcing the HOA to file a complaint with the AZROC. AEL is not following through in its communications and warranty work in a timely manner. Unit #19 has reported leaking and the HOA has contracted with Kings North Roofing to make the necessary roofing repairs. North Kings Roofing has also provided a proposal to finish the remaining roofs of 20 - 12. The HOA will likely have to do several units at a time due to budgetary constraints as a result of the insurance compliance expenditures.
- d) Association has completed its responsibility for the electrical panel upgrade for the pool equipment area. (2) units remain to be completed. (1) will be completed by the HOA. Plumbing work to commence in January 2026 after the holidays.

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- e) Fountain & Pool area leak. The standing water from the fountain overspray is causing electrical issues. The pool company is troubleshooting the cause. The overspray is also causing deterioration to the iron fencing and stucco walls of the landscape planter boxes. Possibility exists to reduce the fountains height by removing several tiers. Pool company to provide cost.
- f) Discussion of increasing the dues to \$350.00 beginning in January of 2026. Owners discussed the need and reality of increasing costs of maintaining the association. Doug made a motion to increase the monthly HOA dues to \$350 effective January 2026. Greg seconded the motion. Owners agreed with the motion. ***Motion passed unanimously.***
- g) Discussion of obtaining a Reserve Study to better budget for future maintenance projects which included: Roofing, building painting, asphalt driveway replacement, pool maintenance. Doug made a motion to obtain a Reserve Study. Greg seconded the motion. Owners commented and supported the motion. ***Motion passed unanimously.***

Homeowner comments related to agenda:

- Alan asked about follow up for the foundation cracking at his home. Doug reviewed the engineering report, inspected the foundation and believes no action is needed. However he asked the manager to obtain pricing from the contractor and pool company to access and repair the foundation.
- Alan talked about the leaking in his home. The HOA will get Kings North Roofing out to investigate units: 2, 8 (chimney cap) and 21 (above garage).

Adjournment:

- There being no further items to discuss, ***Doug made a motion*** to adjourn the meeting at 6:42p.m. ***Greg seconded the motion.*** *Motion passed unanimously.*