

Peachtree Lane Improvement  
Open Board Meeting Minutes  
September 22, 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 5:31 p.m.

Quorum Requirements:

- Quorum was met for the meeting.

Approval of July 28, 2025 Open Board meeting minutes:

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

Financial / Mgmt. Report:

- Expenditures were normal with exception of storm damage clean up and fallen tree removal. Reimbursement for the storage shed showed twice due to improper bank assignment of deposit into a different association account. Moneys was returned by bank to Peachtree lane, check was voided and re-issued.
- Electrical breaker tripping in fountain pump area due to damp conditions.
- **Doug motioned to accept** the August 2025 financials. **Greg seconded the motion.** *The motion passed unanimously.*

Old Business:

- There was no old business to discuss.

New Business:

- a) **Doug made a motion** to attempt a second vote on the CC&R amendment providing the (60) days response time frame. The language of the motion was identical to the previous motion as recorded in the April 28, 2025 open meeting minutes. **Greg seconded the motion.** The floor was opened to homeowner comments. Owners discussed Pros & Cons. *The motion passed unanimously.*
- b) Plumbing & Electrical compliance per the associations insurance carrier was discussed. (2) of the (4) owners have responded and taking the necessary steps to bring their panels into compliance. If the other (2) owners do not respond and start taking the necessary steps, the association will begin the process effective January 1, 2026. Pool equipment panel has been completed and signed off on by the City of Phoenix.

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- c) West building (20-12) represents the last phase of the (2) yr roofing project. Board hopes to keep schedule despite increased costs from electrical and plumbing insurance requirements.
- d) New Management company NABO with merger of ELAN. Philip will remain on with the association in same capacity. NABO will honor contractual agreement for 1yr effective 10.01.25 to 10.01.26.
- e) Financial management / Updated Reserve study. Board has been careful and planned its project expenses over a realistic period. This has enabled projects to be completed without a special assessment. Doug believes, even with plumbing and electrical repairs, the HOA will likely only take a 4% increase in 2026. Doug also believes the need for a reserve study isn't required at this time.
- f) Electric panels: See b) above.

Homeowner comments related to agenda:

- Alan would like the crack noted in the engineers report addressed in the fall. Doug will inspect the crack and reference the engineers report / photos.

Adjournment:

- There being no further items to discuss, **Doug made a motion** to adjourn the meeting at 6:47p.m. **Greg seconded the motion.** *Motion passed unanimously.*