

TARTESSO COMMUNITY ASSOCIATION
Annual Meeting Minutes
Thursday, October 21, 2021
6:30 PM
Teleconference

- I. Call to Order:
Peri Swenson of Kinney Management called the Annual Meeting to order at 7:00 PM. Meeting was held by teleconference due to continued Covid restrictions. Board of Directors Member, Chris Barr, and Mike Peterson with Legends Landscape were on the call and introduced.
- II. The October 28, 2020 Annual Meeting Minutes by way of quorum/proxies received, were approved.
- III. Financial Status:
 - Peri Swenson gave review of the September 30, 2021 Income Statement.
 - Chris Barr discussed the 2022 Operating Budget and announced that there would be no increase to the \$84.70 per month assessment for 2022.
- IV. Community Review:
 - Chris Barr gave an overview of development. There are currently 3095 homeowner lots. DR Horton owns the remaining 280 lots in Phase 1 to be built and close escrow. Chris also gave an update on the next phases of construction, 3A and 3B, that will add additional lots/homes to Tartesso, meaning that the community will not turnover to Homeowner control, but will remain under Declarant Control into the future.
 - City of Buckeye Development Services reported for the meeting that there was significant commercial development occurring in the Watson Road Corridor, however, there are no current plans for commercial development in Tartesso or along Sun Valley Parkway.
 - City of Buckeye Public Works Department reported for the meeting that \$1M for pavement preservation for Tartesso had been delayed due to the pandemic, however, the contract was awarded and work has been completed, primarily in Unit 2A where most of the large cracked asphalt pavement sections were.
 - Changes and projects completed by the landscape maintenance service were replanting of missing plants and trees throughout the community, reduction of turf in a few sloped/park areas and ongoing repairs to the drainage culverts holding water.
 - Signage at the subdivision entrances has been completed and Unit 2A will be scheduled for exterior wall painting late this year and into early 2022.
 - Reminders were given of the community rules to avoid receiving violation notices and for the submittal form to be used to request changes/improvements to your lot.

- Community events and park/field use require submittal of the park use form found on the documents page of the community website at www.tartessocommunityassociation.org.

V. Open Discussion included questions/concerns from several members for street lighting at Sun Valley Parkway/Thomas, additional stop signs in community, dumping inside and outside of the community, construction noise and trash, ATV traffic on the streets and in the surrounding desert area, reports of uneven concrete sidewalk and walkway issues, on-street parking issues and dogs off leash. Some of these concerns are with the Association and others will be reported to the City of Buckeye for follow-up. Issues regarding ATV's and dumping should be reported to the Buckeye Police Department when they occur for response at that time.

VI. Meeting Adjourned at 8:10 PM.

Meeting minutes prepared and submitted by,
Peri Swenson - KMS