

Festival Celebration Homeowners Association

Board Meeting

June 18, 2014

OPEN MEETING 630PM

Stadium Club – 940 N Alma School Rd

OPEN AGENDA

- **Call to Order**
- **Review and Approve April 16 2014 Minutes**
- **Review Financial Balance Sheet / Treasurer's Report**
- **Unfinished Business**
 - 1)
- **New Business:**
 - 1) Wall Repair Quotes
 - 2) Draft Newsletter
 - 3) Insurance Quote
- **Open Discussion**
- **Next Meeting Date – August 20 2014**
- **Adjournment**

Festival / Celebration Homeowners Association
Board Meeting Minutes
April 16, 2014

James Yoder, Mary Sutton and Kim Homan present. JH Diaz absent. Debbie, KMS attending.

Call to Order:

Meeting was called to order at 6:30 P.M.

Brent from BJs Landscaping is present to review the landscaping progress with the board. All of the tree trimming is done. The Cassias and Sage Bushes are getting trimmed. The grass is in the process of being transitioned from winter grass to summer grass. The grass areas will be fertilized in May. Brent presents the board with 2 proposals for Area D – one for plantings and one for rock. The board will consider the proposals but will wait until next year since the tree trimming job was so large. The community is looking good.

Minutes Review:

February 19, 2014 minutes were reviewed, James motions to approve and Mary seconded; minutes approved.

Financials: Treasurer's report attached.

Unfinished Business:

There is no unfinished business

New Business:

1. Wall Repair Bid – The board reviews the bid for the wall repairs but asks Debbie to check into the CC&Rs on wall responsibility and get back with the board.
2. Trash Can Lid Bid – The board reviews the bid for trash can lids and approves the purchase of item #FT107 as listed on the bid for \$69. Debbie to verify that is the correct lid before purchasing.
3. Pomegranate Bushes from James – James explains that they were not pomegranate bushes but they could still be useful in the community. The board agrees that James should get with Brent about if they can be used and planted.

Open Discussion:

James and Greg of the architectural committee, in the presence of the other board members and those homeowners present reviews the outstanding architectural requests. The committee approves lot 57 with conditions, lots 78, 98 and 83 are approved and lot 21 is denied. All homeowners will receive letters in the mail for their files.

Next Meeting Date - June 18 2014

Meeting Adjourned at 7:12 P.M.

Submitted by

Debbie Tribioli
Community Manager

FESTIVAL CELEBRATION
Income Statement
May 31, 2014

DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
INCOME						
OPERATING INCOME						
RESIDENTIAL ASSESSMENT	7,483.80	8,672.00	1,188.20-	42,631.57	43,360.00	728.43-
DELINQUENT RESID ASSMNT	1,055.60	500.00	555.60	5,181.84	2,500.00	2,681.84
TOTAL OPERATING INCOME	8,539.40	9,172.00	632.60-	47,813.41	45,860.00	1,953.41
OPERATING TRANSFER TO RES	1,465.00-	1,465.00-	.00	7,325.00-	7,325.00-	.00
TOTAL INCOME	7,074.40	7,707.00	632.60-	40,488.41	38,535.00	1,953.41
EXPENSES						
OPERATING EXPENSES						
MAINTENANCE & REPAIR						
MAINTENANCE CONTRACT	2,400.00	2,400.00	.00	12,000.00	12,000.00	.00
PEST CONTROL	205.00	65.00	140.00-	601.52	325.00	276.52-
IRRIGATION REPAIRS	398.28	60.00	338.28-	3,307.02	300.00	3,007.02-
LARGE TREE TRIMMING	.00	.00	.00	13,275.00	.00	13,275.00-
CONTRACT SERVICE	.00	435.00	435.00	141.85	2,175.00	2,033.15
TOTAL MAINT. & REPAIR	3,003.28	2,960.00	43.28-	29,325.39	14,800.00	14,525.39-
PARTS & SUPPLIES						
SPRINKLER/IRRIGATION PARTS	.00	.00	.00	1,400.87	.00	1,400.87-
LANDSCAPE SUPPLIES	.00	.00	.00	.00	200.00	200.00
PLANTS/BUSHES/TREES	.00	.00	.00	199.64	500.00	300.36
TOTAL PARTS & SUPPLIES	.00	.00	.00	1,600.51	700.00	900.51-
UTILITIES						
ELECTRIC	232.80	210.00	22.80-	1,179.19	1,050.00	129.19-
WATER	208.69	800.00	591.31	1,372.62	2,625.00	1,252.38
TOTAL UTILITIES	441.49	1,010.00	568.51	2,551.81	3,675.00	1,123.19
ADMINISTRATIVE						
LEGAL & ACCOUNTING	.00	125.00	125.00	310.00	625.00	315.00
COLLECTION EXPENSE	159.00	400.00	241.00	1,684.20	2,000.00	315.80
AUDIT & TAX PREPARATION	.00	.00	.00	275.00	275.00	.00
LIEN EXPENSE	.00	.00	.00	490.00	.00	490.00-
RECORD STORAGE	.00	34.00	34.00	128.00	170.00	42.00
BANK SERVICE CHARGE	.00	.00	.00	15.00	.00	15.00-
INSURANCE	198.59	.00	198.59-	998.59	.00	998.59-
MANAGEMENT FEES	1,330.00	1,330.00	.00	6,650.00	6,650.00	.00
COMMUNITY NOTICES	.00	175.00	175.00	731.22	350.00	381.22-
NEWSLETTERS	.00	.00	.00	.00	335.00	335.00
POSTAGE/COPIES	.00	75.00	75.00	365.99	375.00	9.01

5/31/2014
8:30 AM

FESTIVAL CELEBRATION
Income Statement
May 31, 2014

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DESCRIPTION	ACTUAL	CURRENT BUDGET	PERIOD VARIANCE	YEAR ACTUAL	TO BUDGET	DATE VARIANCE
PERMITS/LICENSES/INCOME TA	.00	.00	.00	60.00	75.00	15.00
TOTAL ADMINISTRATIVE	1,687.59	2,139.00	451.41	11,708.00	10,855.00	853.00-
TOTAL OPERATING EXPENSE	5,132.36	6,109.00	976.64	45,185.71	30,030.00	15,155.71-
NET OPER PROFIT/LOSS	1,942.04	1,598.00	344.04	4,697.30-	8,505.00	13,202.30-
RESERVE ALLOCATIONS						
INTEREST	15.62	.00	15.62	75.28	.00	75.28
RESERVE	1,465.00	1,465.00	.00	7,325.00	7,325.00	.00
TOTAL RESERVE & EXPENSE	1,480.62	1,465.00	15.62	7,400.28	7,325.00	75.28
NET PROFIT / (LOSS)	3,422.66	3,063.00	359.66	2,702.98	15,830.00	13,127.02-

5/31/2014
8:30 AM

FESTIVAL CELEBRATION
Balance Sheet
May 31, 2014

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ASSETS

CURRENT ASSETS

CASH IN BANK/WELLS FARGO	.00
CASH IN BANK/MUTUAL OF OMAHA	25,077.29
RESERVE ACCOUNTS	
MUTUAL OF OMAHA RESERVE	80,320.55
DEPOSITS REFUNDABLE	224.95
TOTAL CURRENT ASSETS	<u>105,622.79</u>
TOTAL ASSETS	<u>105,622.79</u>

LIABILITIES & CAPITAL

CAPITAL

RETAINED EARNINGS	102,919.81
PROFIT /(LOSS) FOR PERIOD	2,702.98
TOTAL CAPITAL	<u>105,622.79</u>
TOTAL LIABILITIES & CAPITAL	<u>105,622.79</u>

Treasurer's Report
March / April /May Financials
June 18, 2014 Board Meeting

Checking Account Balance: [amount between \$25K and \$30K is our normal carryover]

Dec. 31, 2013=\$30,243
Jan. 30, 2014= \$27,704
Feb. 28, 2014=\$30,231
Mar. 31, 2014=\$30,765
Apr. 30, 2014=\$22,840 [\$8275 payment to BJ]
May 31, 2014=\$ 25,223

Water Usage:

January to December 2013=\$14,200.71 per KMS Activity Report Dec 31, 2013

2014:

January \$367, which is about normal
February \$312
March \$329
April \$155 [*Note: Apr water bill about 1/2 of previous months after irrigation repairs of \$448]
May \$209

Reserve Account:

Jan. 31= \$74410.02 [includes \$12.40 interest]
Feb. 28= \$75886.47 [includes \$11.45 interest]
Mar. 31= \$77364.40 [includes \$12.93 interest]
Apr. 30= \$78842.13 [includes \$12.73 interest]
May 31= \$80,320.55 [includes \$13.42 interest]

BJ Irrigation repairs:

Jan=\$1724 [part of the \$2874 approved]
Feb=\$348
Mar=\$382
Apr=\$448
May=\$398

The financials for March, April, May appear in order.
Treasurer has a couple of questions for Ruth

Treasurer's note: In reviewing April comparative statement, it appears the association has a current loss of \$13,000. This is explained in monies expended to bring the landscaping up to the level it should have been with the former landscaper. The

2014	Budget listed tree trimming cost at \$7750	Actual cost to April=\$16000	Difference=\$8250
	Budge listed irrigation repairs at \$720/yr	Actual cost to May=\$3000	Difference=\$2280
			\$10530

This added expense amounts to about \$10,500, which explains some of the cost to association of having an ineffective landscaper in 2013. Some of the irrigation repairs were done to stop leaks, which have been continual for several months, the irrigation repairs are reflected in our reduced water usage [see water usage chart]. Overall, the 'loss' is more in the realm of \$-1100 [taking into account the additional cost of irrigation supplies of \$1400]. Because our bank balance carry over is appx. \$23,000, we are still in a good financial state. Suggest the 2015 budget will make needed adjustments to the tree trimming, irrigation parts and repair figures, depending on the landscaping costs for the remainder of 2014.

Joyce Hartman Diaz
Treasurer/ Fes Cel HOA
June 18, 2014

Flynn Masonry & Concrete

Bid

Residential and Commercial Services

PO Box 687
Gilbert, AZ, 85299
Phone: 480-250-2124
Fax: 480 926 1072

DATE: 4/6/2014
INVOICE #
Customer ID Festival

BILL TO:
Kinney Management I
Festival Celebration
Atten: Debbie Tribioli
6303 S. Rural Road
Tempe, AZ 85283
Email Debbie@kinneymanagement.com

DESCRIPTION	AMOUNT
Job Description Festival Celebration Block repair Bid	
Basin E: North side of wall behind lot 17 & 18; repair block and interior needs to be painted where repair is.	\$375.00
Basin E: South side of wall behind lot 14; wall needs to be taken down approx. 25 ft length. Cut the root of Mesquite Tree, support footing and rebuild wall (no paint needed).	\$1,125.00

OTHER COMMENTS

- 1. Total payment due upon completion
- 2. Please include the invoice number on your check

SUBTOTAL \$1,500.00
TAX RATE 0.000%
TAX \$ -
OTHER
TOTAL \$1,500.00

Make all checks payable to
Jay Flynn

If you have any questions about this invoice, please contact
please contact, Jay Flynn at
at 602-430-0806

Thank You For Your Business!

ECONO



SMART

Bid Proposal

3370 N. Hayden Rd. #123
Scottsdale, AZ 85251
Phone 480-744-5553 Fax 480-717-6955
ROC # 285050

Bid # 14412
Bid Date: May 23rd, 2014
(bid is expires in 90 days)

To:
Debbie Tribioli
Kinney Management Services
6303 S. Rural Rd.
Tempe, AZ 85283

For:
Festival Celebration
North of Ray Rd. & West of Alma School
Chandler, AZ

Description:	Price:	<i>Initial Here to Accept</i>
<p style="text-align: center;">Scope of work:</p> <p>Basin E: North side of wall behind 18; repair block and interior needs to be painted where repair is. Excludes stucco repairs on interior, just touch up paint</p> <p>Basin E: South side of wall behind lot 14; wall needs to be taken down approx. 26 LF (6' high). Cut the root of Mesquite Tree, support footing and rebuild wall</p>	\$1725	

*Sales Tax Not Included in Pricing

Warranty (Labor & Materials)

Paint	2 Years
Repairs	2 Years

All material and labor is guaranteed against failure caused by improper preparation and material application from the time of completion for the duration specified above. Physical abuse, flat horizontal surfaces, water sprinkler contact with painted areas, structural / moisture-related problems, and other failures due to conditions beyond Econo-Smart's control are excluded. The guarantee becomes effective upon substantial completion of the specific building. Valid warranty claims will be corrected on a priority basis.

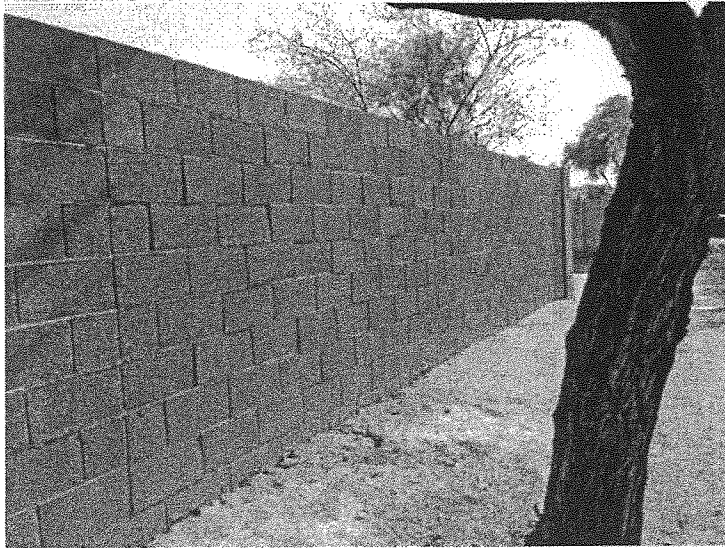
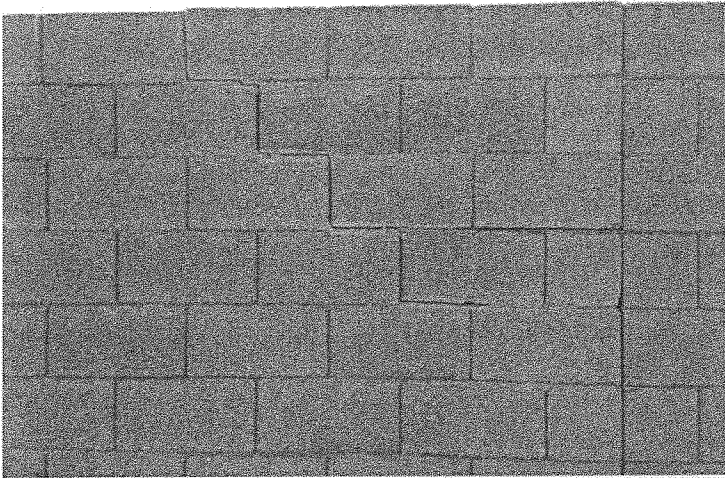
Make all checks payable to Econo-Smart Property Services, LLC
Payment is due within 30 days. Late payment will result in 1.5% per month fees or \$15 per month late fee, whichever is greater.

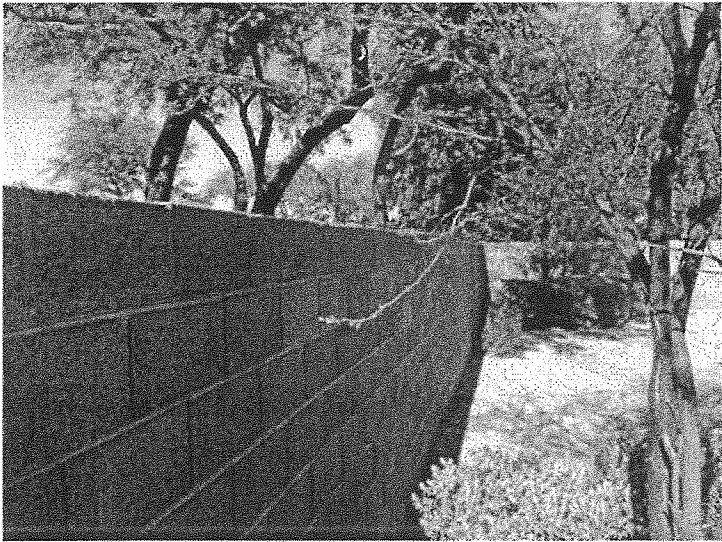
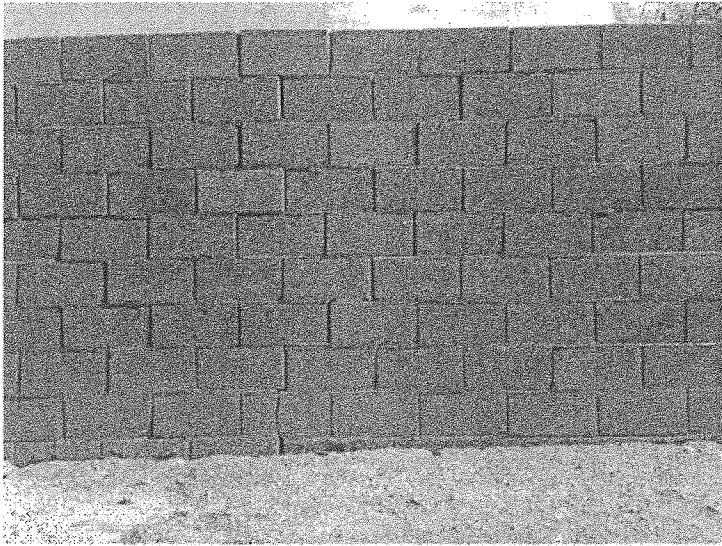
If you have any questions concerning this invoice, contact:
Ryan Hoste
480-745-5517
Ryan@EconoSmartLLC.com

To accept this quotation initial next to the accepted price/s, then please sign here:

_____ Date: _____

Thank you for your business!







Email: todd@tjscontractingllc.com

May, 12, 2014

To: Festival / Celebration HOA

C/O: Kinney Management Services

On behalf of TJS Contracting, I present our proposal to perform necessary services to repair misc. walls in your community as described below.

Scope of Work

(Repair wall behind lot 14 as depicted in red below)

1. Tear down and dispose of approximately 25' of block wall
2. Cut damaging root
3. Re-enforce footing as needed
4. Rebuild wall exactly as existed.

(Due to age and weathering, the new block will not match the old block)

(Repair wall behind lots 17-18 as depicted in red below)

1. Pull down approximately 5 courses and 6-8 blocks wide and rebuild exactly as existed
2. Touch up paint inside of wall to match as close as possible

(Due to age and weathering, the new block will not match the old block)



Total for Work Scope as described

\$8,495.00 plus applicable tax of \$505.00

TJS Contracting offers a warranty of 1 year on labor and material.

The warranty will not include, scrapes, dings, water damage, acts of vandalism, or failure of the existing substrate or any materials not supplied or installed by TJS Contracting.

Payment terms:

50% deposit and 50% due upon completion

This bid is valid for 45 days

Sign _____ date _____

FESTIVAL/CELEBRATION

NEWSLETTER

FESTIVAL CELEBRATION INFO

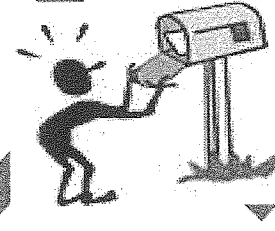
JUNE 2014

2014 HOA Meeting Dates

June 18 2014
Board Meeting
August 20 2014
Board Meeting
October 15 2014
Board Meeting
November 19 2014
Annual Meeting
December 17 2014
Board Meeting

All meetings are held at the Stadium Club at 940 N Alma School Rd at 6:30pm. All Homeowners welcome. Annual meeting location to be determined.

**Our Kinney Management Company representative is Debbie Tribioli, at KMS:
480-820-3451 x201**



Festival Celebration Official Website:

Check out our official HOA website also: www.FestivalHoa.Net for information on events and documents, including F.A.C.S. Forms, and Contacts. You can join our mailing list by sending your name and email address to e.Notification@FestivalHoa.net

ARCHITECTURAL REVIEW PROCESS

Any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Committee. Residents with proposed changes should contact the Management Company with whom the Association has contracted for Association management, to obtain the necessary submittal documentation.

Simply stated, no improvements, alterations, repairs, additions or other work, including changes in exterior color, is to occur on any lot or exterior of any home without the prior approval of the Committee. The responsibility of the Committee is to ensure the harmonious, high quality image of Festival/Celebration is implemented and maintained.

Any owner requesting approval of the Committee shall follow the application procedures listed below. Submittals will be returned to the homeowner either approved, denied, or for more information within sixty (60) days of receipt of the request. If there is an emergency situation, please contact Kinney Management Services.

It is the homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all county, local, state and federal government agencies. The Committee, the Management Company and the Association assume no responsibility for obtaining these reviews and approvals.



Note that the Pet Waste Stations are located at Arrowhead and Park common areas. The stations include plastic mitts for use in picking up after your pets and receptacles for disposal.



Trash/Recycling Containers and Collection

No garbage or trash shall be kept on any lot except in covered containers as provided by the City. These containers must be stored out of sight except for days of collection.

TERMITES FACTS & IDENTIFICATION INFORMATION

Termites are often called the “silent destroyer” because they may be secretly hiding and thriving in your home or yard without any immediate signs of damage. All termites consume cellulose-based plant materials. Unfortunately, all homes, regardless of their construction type, can provide cellulose food for termite infestation. Here are some signs to look for at your home

Eliminate Moisture Problems

- Repair leaking faucets, water pipes, and A/C units
- Divert water from foundation
- Keep gutters and downspouts clean
- Remove excessive plant cover and wood mulch
- Get rid of standing water on roof
- Keep all vents clear and open
- Seal entry points around water and utility lines or pipes

Remove Termite Food Sources

- Keep firewood, lumber or paper away from foundation or crawl space
- Get rid of stumps and debris near house
- Place screens on outside vents
- Check decks and wooden fences for damage
- Wood on your home shouldn't contact the soil

Termite Warning Signs & Identification

Some indications you may have a termite infestation:

- A temporary swarm of winged insects in your home or from the soil around your home.
- Any cracked or bubbling paint or frass (termite droppings).
- Wood that sounds hollow when tapped.
- Mud tubes on exterior walls, wooden beams or in crawl spaces.
- Discarded wings from swarmers.

Mud Tubes on Walls

Print

Close

From: Kara Anspach (kara@az-farmers.com)
To: debbie@kinneymanagement.com
Subject: RE: Ferstival Celebration
Attachments: Document (1).pdf

Date: Tue, 17 Jun 2014 21:57:35 +0000

Hi Debbie,

Hope you are well! If you recall at the board meeting last year, I suggested that the HOA consider upgrading to our better policy. The D&O coverage is much broader than their current plan that was written back in 1993. I have attached the pricing for the upgraded plan. I would highly recommend they make the switch as they will be much better protected.

Feel free to contact me with any questions.

Sincerely,

Kara K. Anspach
kara@az-farmers.com
Kara Anspach Insurance Agency, Inc.
15849 N 71st Street # 255
Scottsdale AZ 85254
Phone: 480-998-8070
Cell: 602-743-2884
Fax: 480-951-3519

Auto*Home*Business*Life*Workers Comp*Health

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This email was Anti Virus checked by Astaro Security Gateway. <http://www.sophos.com>



FARMERSSM INSURANCE

AN INSURANCE PROPOSAL

Prepared for:

FESTIVAL CELEBRATION HOA
1130 N Meadows Dr
Chandler, AZ 85224

Quote Number: **C70391**

Presented By:

Kara Anspach
15849 N 71st St Ste 255
Scottsdale, AZ 85254-2179
480-998-8070

License #: 28229

June 17, 2014

DISCLAIMER - This is only a proposal for insurance, and is not an insurance policy, or part of or incorporated into an insurance policy. It only provides an estimate of premium, not the final premium amount. The coverages summarized in this quote proposal and any estimate of premium are based on information received through the prospective insured and may not include all available coverages. Coverage descriptions are abbreviated and do not indicate in force coverage. The need for any additional or optional coverages should be discussed with your insurance agent. The issuance of an insurance policy contract with the actual premium amount is contingent upon the application of underwriting criteria and is subject to rates approved or mandated by the appropriate state regulatory authority. Only the insurance policy would provide coverage and its terms and conditions supersede this proposal. In the event of any conflict between this proposal and the policy language, the policy language would prevail.

Application for Habitational BOP

Mid-Century Insurance Company Primary Coverage Package

QUOTE NUMBER	C70391
EFFECTIVE DATE	Aug 25, 2014
EXPIRATION DATE	Aug 25, 2015
COMPANY PLACEMENT	Mid-Century Insurance Company
LOCATION - 1	1130 N Meadows Dr
BUILDING - 1	1130 N Meadows Dr

PRIMARY COVERAGE PACKAGE - PROPERTY		
COVERAGE NAME	DEDUCTIBLE	LIMIT
Accounts Receivable	Property Deductible	\$5,000.00 *
Association Fee & Extra Expense	None	\$100,000.00
Building Amount	Property Deductible	\$62,000.00
* Building Ordinance	Property Deductible	Coverage 1 Included Coverage 2 \$25000 Coverage 3 \$10000
Claim Expense Coverage	None	Included
Debris Removal	Property Deductible	Included
Electronic Data Processing	Property Deductible	\$5,000.00 *
Employee Dishonesty	\$1,000.00	\$125,000.00 *
Extended Replacement Cost (Building)	N/A	Included up to 125% of building (when insurance to value is at 100%)
Exterior Building Glass	Property Deductible	Included in Property Limit
Fire Department Service Charge	None	\$1,000.00
Fire Extinguisher Recharge	None	\$2,500.00
Forgery and Alteration	Property Deductible	\$2,500.00
Limited Collapse	Property Deductible	Included
Limited Coverage for Fungi, Wet Rot, Dry Rot and Bacteria	Property Deductible	\$15,000.00
Lock Replacement Coverage	None	\$5,000.00
Money & Security	\$500.00	\$5,000.00 *
Money Orders and Counterfeit Paper Currency	Property Deductible	\$1,000.00
Newly Acquired or Constructed Building	Property Deductible	\$250,000.00
Newly Acquired Personal Property	Property Deductible	\$100,000.00
Outdoor Property	Property Deductible	\$2,500.00 *

Outdoor Signs	\$500.00	\$2,500.00 *
Personal Effects	Property Deductible	\$2,500.00
Pollutant Cleanup & Removal	Property Deductible	\$10,000.00
Premise Boundary Definition	N/A	100 feet
Preservation of Property	Property Deductible	30 days
Property Deductible	\$1,000.00	
Specified Property	Property Deductible	\$200,000.00 *
Valuable Paper	Property Deductible	\$5,000.00 *
Water Damage	Property Deductible	Included

* Higher coverage limits available.

PRIMARY COVERAGE PACKAGE - LIABILITY	
COVERAGE NAME	LIMIT
Aggregate Limits - All Other Occurrences	\$2,000,000.00
Aggregate Limits - Products/Completed Operations	\$1,000,000.00
Contractual Liability	Included
Employees as an Insured	Included
Fire/Tenants Liability	\$75,000.00 *
Independent Contractor You Hire	Included
Liability for Newly Acquired Locations	Included
Liability Limit Per Occurrence	\$1,000,000.00
Limited World-Wide Liability	Included
Medical Payments	\$5,000.00
Non-Owned Watercraft	Included
Owners Protective Liability	Included
Parking Area Liability	Included
Personal and Advertising Injury Liability	Included
Premises and Operations	Included
Products and Completed Operations	Included
Spouse or Partners as Insured's	Included
Supplemental Payments	\$250/day limit

* Higher coverage limits available.

PRIMARY COVERAGE PACKAGE - DIRECTORS & OFFICERS E&O		
COVERAGE NAME (ABBREV)	DEDUCTIBLE	LIMIT
Directors & Officers Broad Named Insured		Included
Directors & Officers Defense Costs in addition to policy limits		Included

Directors & Officers Duty to Defend		Included
Directors & Officers Non-Monetary Damages		Included
* Directors Officers - Errors & Omissions	\$1,000.00	\$1,000,000.00 *

* Higher coverage limits available.

Premium Summary

BUSINESS OWNER'S POLICY COVERAGE	\$2,623.00
TERRORISM RISK INSURANCE ACT	\$ 26.00
MEMBERSHIP FEES	\$ 160.00
TOTAL PREMIUM AND FEES	\$2,748.00
Kara Anspach 15849 N 71st St Ste 255 Scottsdale, AZ 85254-2179 480-998-8070	
LICENSE NUMBER # 28229	

*Personal Lines Discount of \$ 0 reflected in above Premium

\$ 26,349.00