

TARTESSO COMMUNITY ASSOCIATION  
Annual Meeting Minutes  
Wednesday, October 22, 2014  
Tartesso Elementary School

- I. Call to Order:  
Peri Swenson of Kinney Management called the Annual Meeting to order at 7:00 PM.
- II. Welcoming Remarks and Introductions:  
Peri Swenson gave welcoming remarks and introduced Bob Speirs – Stardust Companies, Chris Barr – Tartesso Partners, Ray Strauss – City of Buckeye District 4 Councilmember, Dr. Mark Joraanstad – Saddle Mountain School District Superintendent, Larry Hall – Buckeye Police Chief and Ken Krause and Jeff Fugere of AAA Landscape. Also in attendance David Nigh – Buckeye Water Resources Director and Larry Tracey – Way out West Program.
- III. The October 23, 2013 Annual Meeting Minutes were reviewed and unanimously approved.
- IV. Guest Speakers:
  - Dr. Mark Joraanstad gave a brief review of changes and improvements with the school district and the current status of Tartesso Elementary including improvements to the playground and field areas with the installation of artificial turf.
  - Councilmember Ray Strauss spoke about ramp improvements completed at the I-10 and Sun Valley Parkway exit, the continued extensive use of solar within the City of Buckeye and increase to water rates impacting individual homeowners and HOA's.
  - Police Chief Larry Hall gave current statistics for Tartesso and discussed procedure for calls and response of officers. Chief Hall introduced Larry Tracey of the Way out West Program.
- V. Community Review:
  - Bob Speirs opened discussion regarding the City of Buckeye tiered water rate increase that would continue to impact the Tartesso Community Association. Lengthy discussion and explanations were provided by Ray Strauss and David Nigh regarding the increases and why they are needed. The increases will continue to be discussed and monitored by all parties. Homeowners will also see an increase on their personal home billing in addition to an increase in the association assessment. Members were encouraged to attend the December City Council Meeting. Bob Speirs announced that due to the water rate increases there would be a 10% increase in the 2015 assessment to \$84.70 per month.

- Chris Barr with Tartesso Partners spoke regarding the maintenance condition of vacant lots. He explained that they have a contractor out working in the community regularly to chemically kill weeds and knock them down once dead. Lots next to homes will have more attention with weeds and tumbleweeds being somewhat removed from those lots. Chris also answered questions as to the sale of the vacant lots. He explained the lack of interest to date by builders due primarily to the distance and location of Tartesso. Tartesso Partners is open to the sale of lots and legitimate offers would be considered.
- Peri Swenson reviewed the Income Statement dated September 30, 2014. Additional information was provided regarding delinquency, collections and foreclosures. There are currently 991 of 3375 homeowner owned lots.
- Bob Speirs gave a community overview and commented that painting of common area walls in high visibility areas had continued into 2014 and been completed west of Brunner Road to the Sports Park. Additional areas will be scheduled for painting in 2015. The temporary signage along Sun Valley Parkway and throughout the community was replaced and stone repair to walls and pillars at the monuments and park areas will be made again in high visibility areas. An additional 10 lamp posts are being considered for installation to replace broken bollard lighting at the Sports Park, sand at the Community Park volleyball court was replenished and wood chip replacement at the Community and Sports Parks is in process. Professional cleaning of the drainage culverts was also added to the budget in 2014 to help keep those areas free of standing water during heavy rains and longer irrigation cycles.

VI. Open Discussion resulted in requests for a wrist band or lanyard to identify Tartesso members in the park areas. Some members in attendance were concerned with the addition of the Tartesso parks in Buckeye publications feeling it promoted Tartesso as a public park. Tartesso along with two other large master planned communities are listed in these publications because they bring events like movies and music festivals to the members at their community. There were requests for additional supplies in the park bathrooms and emitters with no plants to be capped off. Dumping on vacant parcels, weeds/tumbleweeds on vacant lots, missing stone from monument columns and picnic ramadas, lighting & vandalism issues were also discussed.

VII. Meeting Adjourned at 9:10 PM.

Meeting minutes prepared and submitted by,  
Peri Swenson - KMS