

EXHIBIT D  
HYBOD MEETING AGENDAS

**AGENDA**

**Harbour Village HOA Board of Directors  
Board and Member Meeting  
February 11, 2026, 7:00p  
Lakes Clubhouse**

1. Welcome
2. Approval of Meeting Minutes from January 13, 2026
3. Financial Update (Dave Lock)
  - 2025 end of year report
4. Special Assessment Update (Kathy)
5. Grant Application (David Lucas)
- \* 6. Landscaping Plan (David Lucas)
7. New Business or Other Matters
8. Next Meeting Dates
  - March 10, 2026
9. Adjourn

'EXHIBIT D'  
HVBOD MEETING MINUTES

**Harbour Village HOA Community Meeting – February 11 2026**

Jim VanVliet, Dave Lucas, Kathy Harty, Dave Lock. Holly Solberg (Absent).

The meeting was called to order at 7:00 PM

1. Jim VanVliet welcomes those in attendance.
2. Approval of January 13 2026 meeting minutes. Kathy Harty motions, Dave Lucas seconds, all approve.
3. Financial Update: Dave Lock will review the December 2025 financials year end and also the January 2026 financials. End of year shows we are just \$1700 short of budget on assessments. Insurance, water and tree maintenance are all over budget. There was a savings of \$40K on other line items on the budget. Overall the association came close to breaking even for the year. The year ended with \$154K in reserves. Cost for the carport and dock repair will still need to be paid, deposits for both have been made. As for January, so far one month in we are on budget and up \$5K on assessments to start the year.
4. Special Assessment Update: Kathy Harty explains that for the most part the projects have been completed. Kathy and Vince met with 5 Guys Roofing to discuss the outstanding concerns. They just received the proposal from 5 Guys yesterday. There will be another update at the next meeting. Slipping tiles is definitely in the proposal. Gutters will be replaced – time and date to be determined.
5. Grante Application Update: The City of Tempe offers a grant each year - Tempe's neighborhood grant program was created in 1994 to invest in community-initiated projects designed to enhance the quality of life in neighborhoods for all. The program was renamed the Maryanne Corder Neighborhood Grant Program by the City Council in November 2004 in recognition of the founder and director of the city's Neighborhood Services Program. Dave Lucas is working on this project. Grant money would go towards trees, irrigation repair and plants. The grant is due for submittal in April and funds would be available in July. Additional updates will be available at the March meeting.
6. Landscaping Update: The tree between buildings 3 & 4 will need to be removed as well as the large Ficus tree near building 6. Board has 2 bids and accepts the bid from Citrus Landscaping. Dave Lucas also notes that the community is looking for volunteers to be on the landscape committee. Please let him know if you are interested. Board has negotiated a new contract with Gold Medal Landscaping saving approximately \$1K per month.
7. New Business/Other Matters:
  - a. February 28<sup>th</sup> will be the next community clean up date if you want to participate.
  - b. Those present thank Jim Van Vliet for his hard work on the Board over the past two years! He will be missed!!
  - c. Board confirms that the water leak between buildings 4 & 5 has been repaired.
  - d. Report of ground lights out by building 4 – electrician comes the first of each month and this has been reported to him.
8. Next meeting is scheduled for Wednesday March 17th, 2026 at P.M.

Dave Lucas motions to adjourn the meeting, Kathy Harty seconds, all approve. The meeting adjourned at 7:24 PM

# AGENDA

Harbour Village HOA Board of Directors  
Board and Member meeting  
March 17, 2026, 7:00 pm  
Lakes Clubhouse

1. Welcome / Open Meeting
2. Approval of February 12, 2026 Minutes
3. Vote to fill the 5<sup>th</sup> HoA Board of Directors officer position
4. Financial Update
5. Special Assessment update
- \* 6. Landscape Committee and Tempe Grant update
7. Other business
8. Adjourn

## Harbour Village HOA Community Meeting, March 17, 2026

Location: Lakes community center & Zoom link

Board Attendees: Kathy Harty, Dave Lock, Dave Lucas, Holly Solberg; Becky Eby (appointed)

Meeting called to order at 7pm.

- 1) Holly Solberg welcomed attendees and board members
- 2) MOTION APPROVED: Minutes from February 12, 2026 meeting unanimously approved. (Dave Lock moved and Dave Lucas seconded).
- 3) MOTION APPROVED: Becky Eby appointed to fill vacant 5<sup>th</sup> HOA Board of Directors Officer position (board appointment per community bylaws) (Holly moved, Dave Lock seconded)
- 4) Financial update (Dave Lock): YTD operating profit \$3,150 better than budget on lower expenses. LT reserve spending of \$11,250 due to carport and dock replacement (October storm damage). Projected April ending reserve balance of \$133k
- 5) Special Assessment update (Kathy): Latest projection is \$8k remaining from special assessment. Fences have been repaired and painted. Remaining items include roofing completion (replace cracked tiles, fix overhanging tiles, re-do the roofing on the pool house), gutters on bldg. 5, 6, 8, & 10 (partially funded from special assessment, partially from operating budget), and paving under the replacement car port.

### \* 6) Landscape Committee update:

- \* a. MOTION APPROVED: HVA to apply for City of Tempe water saving grant money of \$20,000 with required matching funds of \$5,000 required. (Dave Lucas moved, Kathy second).
- \* b. The grant has two projects 1) replace our sprinklers with more efficient units 2) add weather controls for the watering schedule. Savings 15-20% on first project and +15% for second with water cost reduction of \$5k-\$8k annually. Information for the grant was included in the meeting packet and was emailed out.
- \* c. LT landscaping strategy being developed & implemented with goals including replace dead and dying trees and save water. (Note: Landscaping committee is looking for volunteers. Let the board know if you want to get involved)
- \* d. Check out the new section on the HVA website

<https://harbourvillagehoa.com/landscaping/>

- 7) Other Business/ New Business:

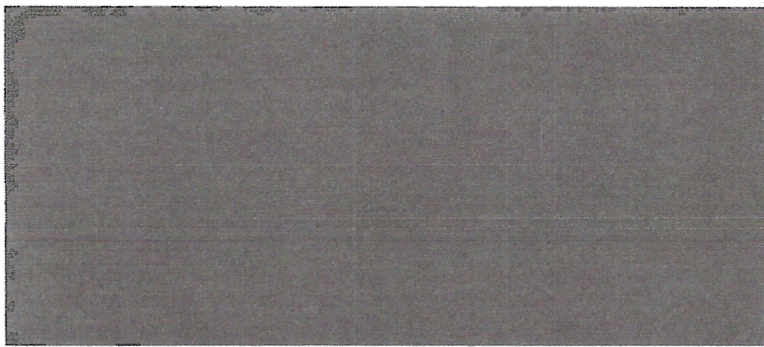
- a. REPORT COMMUNITY ISSUES to the management company to ensure proper tracking and disposition. Debbie's working days are M-R but an answering service is available 24 hours a day and will respond quickly in urgent situations.
  - b. PARKING regulations were sent in an email from Debbie. Cars staying more than 3 days must be registered.
  - c. 10 MPH COMMUNITY SPEED LIMIT. Signs will be installed and speedbumps will be considered if people don't slow down.
  - ~~x~~ d. COMMUNITY CLEAN UP next event March 29 8-11 am
  - e. POOL PARTY next event March 29, 4-6pm
- 8) MOTION APPROVED: Adjourn meeting at 7:40pm (~~moved?~~, ~~second?~~)

**From:** Holly Solberg <holsolberg@yahoo.com>  
**Sent:** Thursday, March 26, 2026 8:31 AM  
**To:** Dave Lock  
**Cc:** Dave Lucas; Kathy Harty; Rebecca Eby; vincedigregory@gmail.com  
**Subject:** Re: For review/feedback: HV Multi-Year Landscaping Plan - DRAFT 3-25-26

Good morning.

I sent an invite and link a few days ago. I just included an agenda as well. Pasted below.

[Join our Cloud HD Video Meeting](#)



Zoom is the leader in modern enterprise cloud communications.

\* Agenda: the main purpose of this meeting is to move forward on the water saving grant application.

- \* • Water-saving grant application
  - Vince to provide an update on the proposal development
  - Review of bids received from landscape companies to do the work outlined in the bid
  - Dave Lucas update on references checked
  - Vote on landscape company to include in the proposal (this is distinct from Vince's suggestion to change landscape companies overall - to be discussed separately)
  - Any other inputs/feedback needed on the application?
    - Has anyone on the Landscape Committee reviewed it besides Ray? Should they?
  - Agreement on timing for review by ALL Board members before the application is submitted to the planning committee

Other topics (if time)

- \* • Suggestion to change landscape company from Gold Medal to Sta Rita.
  - Rationale

- ✗ ○ Bids (should be reviewed by at least a few board members, ideally Landscape Committee members)
- ✗ ○ Potential timing (consider summer conditions, risks, etc)
  
- Rodent issue at 132. Debbie shared two trapping proposals presented by Burns Pest Elimination. Both are costly.
  - Is there any other option to address this issue?
  - Have others complained about rodents recently? If we do something at building 3, are we going to be obliged to do something similar for all buildings where there might be issues?
  - Ideas?

Note, I'm hoping we can conclude this meeting in 45 minutes as I have a prior commitment.

On Thursday, March 26, 2026 at 06:27:08 AM MST, Dave Lock <dlocklyons@gmail.com> wrote:

Thanks Holly. I think we're doing the meeting via Zoom? Do you have an agenda and link?

On Wed, Mar 25, 2026 at 8:52 PM Holly Solberg <[holsolberg@yahoo.com](mailto:holsolberg@yahoo.com)> wrote:

Dear HV Board -

- ✗ Attached is the latest draft of the multi-year HV Landscape Strategic Plan drafted by Ray. Ray shared a hard copy of a previous draft with all of us at the 3/17 HOA meeting. Please refer to this version, and if possible, read it in advance of our meeting tomorrow (Tuesday 3/26) at 5pm. It should provide more context to the bigger picture of what this grant will support...

Looking forward to our conversation tomorrow.

Also, if we have time, I'd like to get your thoughts on the options proposed by Burns on the report of a rodent in the ceiling of unit 132 (bldg 3).

Many thanks,  
Holly

HVA BOD Meeting March 26, 2026 5pm (via zoom) MEETING MINUTES 3/26/26

Attendees: HVA BOD (Holly S, Kathy H, Dave Lock, Dave Lucas, Becky E), and Vince D

\* Water-saving grant application

- \* • **MOTION APPROVED:** Submit initial application for water saving grant to the city of Tempe pending no major questions after closer reading by all BOD members. Response due by noon Friday. (Moved: Dave Lock, 2nd: Kathy)
- \* • Vince walked through key areas of the grant application and the BOD had discussion some minor language updates. (Vince to make the changes)
- \* • Reviewed bids received. Discussed the qualifications of the companies submitting bids and the commercial arrangements of the bids received including:
  - Certifications and capabilities including irrigation/ water management and certified arborist among others
  - Pricing, timing, and monitoring
  - Project and ongoing long-term landscape management (can be separated)
- \* • Dave Lucas update on Santa Rita reference check
  - Visited 3 properties and found them to be clean and maintained
  - Spoke to a property manager who uses Santa Rita (favorable reference) and working to make contact with a second reference
- \* • Decided to remove language for specific landscape company to include in the grant proposal to allow more time and flexibility for the BOD to choose the appropriate partner
- \* • Discussed supporting materials to include with grant proposal (HOA meeting agenda, HOA meeting minutes, community newsletter/ email communication, HOA website)
- \* • All board members to review application by Friday 3/27 and to respond to BOD email with go/no-go or any major questions.

**Other topics**

- Initial discussion about changing maintenance landscape company from Gold Medal to Sta Rita. Timeline for decision will be separated from grant application process and pursued via normal HOA/BOD activity.
- Rodent issue bldg. 3. Discussed trapping proposals presented by Burns Pest Elimination and decided we will request Debbie find additional companies to give us quotes.

# AGENDA

**Harbour Village HOA Board of Directors  
Board and Member Meeting  
April 14, 2026, 7:00 pm  
Lakes Clubhouse**

1. Approval of March 17, 2026 meeting minutes
2. Financial update - Dave Lock
3. Special Assessment update - Holly
- \* 4. Landscape Committee update
  - \* 1. City of Tempe proposal status - Dave Lucas
  2. Landscaping services - Holly
5. Other business
  1. Carport repair update - Debbie
  2. April beautification day - Becky
  3. Next pool party - Becky
  4. Notice of no HOA meetings June, July, August

## Harbour Village HOA Community Meeting, April 14, 2026

Location: Lakes community center & Zoom link

Board Attendees: Dave Lock, Dave Lucas, Holly Solberg and Becky Eby (Kathy Harty absent)

Meeting called to order at 7:01 pm.

- 1) Holly Solberg welcomed attendees and board members
- 2) MOTION APPROVED: Minutes from March 17, 2026 meeting unanimously approved. ( Dave Lock moved and Dave Lucas seconded).
- 3) Financial update (Dave Lock): Community is looking good for the first quarter – we are only \$625 off budget. Community is \$8700 below budget as of the end of March on expenses. Over budget items include electrical/lighting, tree trimming and dock repairs, however the Community is under budget on most other line items. The quarter is showing an \$8100 profit.
- 4) Special Assessment update (Holly): All of the special assessment projects are very nearly completed. Finalization of the roof tiles is slightly behind schedule but is almost done. Not part of the special assessment, but 9 of the most critical gutters were replaced last week at a cost of \$26K. Paving in the south parking lot will be done soon. The sealcoating will take place after the asphalt has cured.
- \* 5) Landscape Committee update: A proposal has been delivered to the City of Tempe Grant Program for feedback. Vince is waiting on a response from the City to see if the application needs any corrections prior to final submission on April 23, 2026. If not, then the City will notify HOA's that will be receiving a grant in June and disburse the funds in July.  
Landscape Services – As part of the grant program bids from 3 companies were required to be sent with the application. During that process, the Board liked the approach that Santa Rita Four Peaks landscaping suggested for the community. Becky makes a motion to change from the current landscaper to Santa Rita Four Peaks, Dave Lucas seconds, all approve. The transition date to be determined following a discussion with Santa Rita Four Peaks to ensure they can deliver to our expectations at a price we can afford.
- 6) Other Business/ New Business:
  - a. CARPORT REPAIR UPDATE – South parking area damage to carport from the October storm has been completed. We are just waiting on the paving repair.
  - b. COMMUNITY BEAUTIFICATION/POOL PARTY – Board decides to have the beautification day on Sat April 25<sup>th</sup> at 8am and the Pool Party on Sunday April 26<sup>th</sup> at 4p.m.
  - c. NO MEETINGS – There will be no meetings for June/July/August.
  - d. SPEED BUMPS – There is a request to put speed bumps back, most especially at the curve just after you enter the north gate. The Board will get some large signs for the time being.
- 7) MOTION APPROVED: Adjourn meeting at 7:27 pm

\* NOTE: FOR APPROVAL AT NEXT HVBOB MEETING IN MAY