

(Board approval pending)

Regular Board Meeting Minutes

Tuesday, December 9, 2014

Minutes attested to and respectfully submitted by: Leo McMann, Association Secretary.

Vice President Gene Clipperton called the meeting to order at 09:00 AM.

Present at the meeting: Gene Clipperton, Leo McMann, Traci Dahle, Larry Meier, Karen Schlichte, and Terry Oberst. Ed McKeon was absent.

Jennifer Myers, Administrator.

39 Association members.

Board Update/Comments:

None

Comments to the Board:

Nancy Willson, Lot 247. Candidate packets must be turned in by 11:00am Friday December 12. Pictures will be taken and names drawn for placement on the 2015 ballot on Monday December 15, at 3:00pm in the board room.

Correspondence:

None

Reports:

Administrator Jennifer Myers' reported:

The TPO portion of the roof is complete. They are working on finishing the plumbing, electrical and HVAC work now. I am happy to report that there were very few, minor changes or additions that had to be made.

Heather with Republic Waste was here yesterday and gave a presentation on recycling. If you were unable to attend, there is information in the office. She also told me that if anyone has any further questions, submit them to the office and I will compile a list and she will answer the questions for us. Remember, green is for recycling, blue is for garbage.

Please make sure that the office has your correct address to send your ballot if you will not be present to pick up a ballot. If you are not here to pick up a ballot, they will be mailed by January 26, 2015. If you do not receive a ballot by January 31st, please notify the office and we will send one out to you immediately.

Here's wishing everyone a Merry Christmas and a Happy New Year!

Treasurer Report reported by Karen Schlichte.

Because of the Board Meeting is earlier in the month the November month end reports were not completed but I was able to get the Reserve account balance and what was spent from that account. Our monthly contribution and interest was \$11,478.00 and expenses were \$39,328.00. Balance for the electrical for the roof was \$5,145.00, \$13, 212.00 went to Wirecorp for the monitoring and inspection, and a draw for the air conditioners of \$20,971.00. Balance in our Reserve Account is \$775,999.02.

I would like to say thank you to the residents for understanding that we didn't have a choice but to raise our HOA fee's effective January 1, 2015 to \$175. We have had to cut some corners in our spending and we took a large portion from our Reserve for the roof and AC project but I feel confident that our HOA remains financially sound.

Thanks to John Core, our maintenance supervisors, for his active part in the roof and AC project and of course our administrator Jennifer Myers who orchestrated the whole thing. They run a tight ship and I for

one appreciate their dedication to doing a good job for us.

Committee Reports

Pro Shop Committee. Ken Dahle Pro Shop BBQ this Friday December 12. Cookbooks are still available.

Maintenance/Landscape Committee. Dean Willson With assistance to our Park Maintenance staff, the following additional landscape improvements included in the 2014 budget will soon appear:

1. Decorative metal artificial desert foliage in the new large terracotta pots in archways at the Kobe gate.
2. Cappuccino Riffraff rock around the tennis court to match that around the pickle ball court. We thank the Racket Ball club folks who will assist us with labor on this landscape improvement.
2. ½ inch Ruby Red rock covering the desert stone between the parking area and the dog park fence at the Casablanca Gate.

Please note: Volunteers are needed beginning at 9:00 am on Friday January 16, 2015 to clean dead foliage and trash from the barranca and outside the park wall. Thereafter, the Maintenance/Landscape Committee members will provide lunch for these volunteers and their significant others at the Golf Course Pro Shop Lounge.

Activities Committee – Linda Sommerville. Mohave High School Christmas concert was held. They received \$395 in donations. Thanksgiving pot luck was a great success with over 200 attendees. On Christmas day they will have a Christmas pot luck.

Safety and Security – Carol Johnson. People are walking at night without a flashlight. The AED and CPR training will start in January.

Approval of the Agenda:

Leo McMann added to the consent agenda Agenda Item 14.12.08 Approve Carol Johnson to chair the Finance and Safety Committees. Larry Meier moved to approve the amended agenda. Traci Dahle seconded. The motion passed unanimously.

Approval of the Consent Agenda:

The consent agenda included the Approval of the following:

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Agenda Item #14.12.01 approval to remove Marilyn Nelson and Sharon Kirkeby from the Activities Committee.

Agenda Item #14.10.08 approval for Carol Johnson to serve as chairman on the Finance and Safety Committees.

Karen Schlichte moved and Larry Meier seconded the motion to approve the consent agenda as presented. The motion passed unanimously.

Unfinished Business:

New Business:

Agenda Item #14.12.02 Leo McMann moved and Karen Schlichte seconded to table this item. The owners requesting the planting of shrubs in the common area are on vacation. Will be discussed in the January 20, 2015 meeting. Motion passed unanimously.

Agenda Item #14.12.03 Karen Schlichte moved and Terry Oberst seconded to approve carry-over of any operating revenue in excess of operating expenses from the 2014 operations to the 2015 Operating Budget in order to reduce that year's operating assessment. Motion passed unanimously.

Agenda Item #14.12.04 Leo McMann moved and Karen Schlichte moved to approve replacement of gas line in pool area for cost not to exceed \$5,500. The question of do we need to have natural gas run to the

BBQ grills in the pool area or can we use propane gas in the grill area. Dave Acteson will work with Terry Oberst and John Core to determine what options we have and at what cost. Leo McMann moved to table and Karen Schlichte seconded. Motions passed unanimously.

Agenda Item #14.12.05 Leo McMann moved and Traci Dahle seconded to approve purchase of a vehicle for Courtesy Officer use, cost not to exceed \$15,000. During the discussion it was noted we could buy a new vehicle with a 4 year 50,000 mile warranty for \$16,000. Leo McMann moved to amend the motion and Karen Schlichte seconded to approve \$16,000. Motions passed unanimously.

Agenda Item #14.12.06 Leo McMann moved and Karen Schlichte seconded to approve changing 4.2.2 of the By-Laws to read ‘All member voting shall comply with the provisions of A.R.S. 33-1812, as amended from time to time’ and place this on the 2015 ballot.

Agenda Item #14.12.07 Traci Dahle moved and Terry Oberst seconded to purchase a new RISO Copier, costs not the exceed \$10,000. Leo McMann moved to amend the motion and Traci Dahle seconded to change the cost not to exceed \$34,000. Leo McMann moved to amend the motion to approve \$34,000 providing the Administrator obtain one or more additional bids. Motions passed unanimously. The current machine broke and we cannot get parts for the unit. It would cost \$8,000 to replace the current machine. For \$34,000 we can replace the machine and acquire a unit that will print in color, print two sides, address envelopes, collate, staple, attach to the Wi-Fi and interface with our TOPS software.

Director’s Comments:

Karen Schlichte reported on the presentation we had from Republic (our trash hauler). You cannot recycle or put in the trash TV’s – computers – used oil – batteries – tires. No recycle material should be left in plastic bags. You do not have to remove the paper labels on food cans. You need to rinse out your soup cans – other cans do not need to be rinsed.

Leo McMann stated companies who sell oil and batteries usually have a recycle service for free. Tires usually have a recycle fee.

Traci Dahle wanted to know if we are publishing phone books – Jennifer Myers said yes. Chuck Vanfossan, Wayne Dale, Dean Willson and John Core will get recommendations on the barranca drainage problem.

Executive Session:

Adjourned to executive session at 10:15

Adjournment:

Larry Meier moved and Traci Dahle seconded, to adjourn the meeting at 11:02AM. The meeting was adjourned.