Apache Wells Board of Directors Meeting  
October 7, 2010

There were 20 residents present.

The meeting was called to order at 8:20AM following property owners’ concerns.

Directors Present: Via teleconference: Babs Bastedo, Sandra Johnson, John Seader, Dale Teich, and Cheri Whalen; in the meeting room: Paul De Mond, Don Fourcade, Walt Winder, Carolyn Agee. Enga Bach, Executive Office Manager was present.

Agenda: A motion was made by Cheri Whalen, 2nd by Walt Winder to approve the agenda as presented. The motion was approved unanimously.

Minutes of Previous Meetings: John Seader made a motion, 2nd by Don Fourcade to approve the minutes of the meetings dated April 1, 2010, April 5, 2010, April 27, 2010, May 28, 2010, and July 22, 2010. The motion was approved unanimously.

Treasurer’s Report: Babs Bastedo gave her report, which will be filed for audit.

Enga’s Report: There are eight properties in foreclosure, four with the attorney at $13,920 of outstanding debt. Window coverings were put on all windows in the activity center. The parking lots will be mechanically swept every other month. Exterior painting of the complex was completed; interior painting of Rooms A & D. New floor tile for old Room C was installed. Floors in Room A and Administration Meeting Room were stripped and waxed. The Administration Meeting Room remodel is almost complete. Roof repairs were completed; new air conditioners were installed for the Fitness Center, showers and ceramics rooms. Items for Board action: need to contact the Country Club Board regarding a request from an employee for a pool card to be available for emergency situations in the pool area. Signs at all entrances for “55+ Community” were requested by a resident. Enga will contact the City of Mesa regarding signage rules.

Committees/Clubs:
1. Governing Documents and Review: Cheri Whalen received from Maxwell & Morgan a revised first draft of the amended documents that were completed in April. The committee will meet in November to review the revised documents and proceed with the remaining revision.
2. Election Committee: Carolyn Agee stated that Tuesday, January 11, 2011 will be the official election date. Candidates now are Al Folkins, Ron Hill and La Dena Younglund.

Unfinished Business:
1. Signage for Activity Complex: Sandra Johnson will be working on it when she returns.
2. Web Site: Cheri Whalen reported that Babs Bastedo, Carolyn Agee and Enga Bach have met several times and will recommend Association Voice to setup our web site. The committee is determining what details to include. Volunteers will be asked to be on a committee to maintain the web site.

**New Business:**

1. Outside Security for 2011: A motion was made by Don Fourcade, 2nd by Walt Winder to rehire Blackstone security for May 1 through September 30, 2011, at the same rate as 2010. The motion was approved.

2. Transfer Fee Resolution: Don Fourcade made a motion, 2nd by Paul De Mond to accept the resolution presented by Maxwell & Morgan to reduce the transfer fee to $500. The motion was approved by a vote of 5-yes, 4-no.

3. Fire Inspection: Don Fourcade reported panic bars were installed on exterior doors; emergency exit signs were added; a large barrel of oil was removed from the Lapidary shop; objects on top of upper cupboards will be removed; the three stoves will be removed due to the expense to install fire-suppression hoods. It was recommended to purchase convection/microwave ovens to replace the stoves; prices will be acquired.

4. Rental Fee for Rooms: Carolyn Agee recommended a room usage fee should be charged for private, invitation only activities, such as birthday, anniversary parties, non-sanctioned club or other meetings, etc, to cover utilities and custodial costs. The matter was tabled to November to acquire more details for a policy change.

5. Committee Updates:
   - Fitness: Babs reported that Susan Johnson and Vi Markley have resigned from the committee with appreciation for their time and effort that they gave to the committee. Sharon Gordon will be a new committee member. Enga Bach reported that a treadmill part is on back order.
   - Property Management: Paul De Mond dissolved the committee due to costs are prohibitive for the association.

6. Budget Carryover to 2011: Cheri Whalen recommended the following improvements be carried over from the Reserve Study:
   - Community Signage Replacement $3049
   - Solar Repair for the Pool 5000
   - Walking Path Improvements 5000
   - Exterior Fitness Center Lighting 150
   - Room A Microwave/Convection Oven 750
   - Room C Countertop & Cabinet 350
   - Gazebo Countertop 597
   - Tree replacement (Landscaping) 5000

**Adjourn:** A motion was made by Don Fourcade, 2nd by Walt Winder to adjourn the meeting at 10:00AM. The motion was approved unanimously.

Carolyn Agee
Secretary