APACHE WELLS HOMEOWNERS BOARD OF DIRECTORS MEETING
THURSDAY, MARCH 20, 2008 – 8:00 AM

OBSERVERS: Mickie Jung #1437; Darlene Steiner # 717; Mr. & Mrs. Lange #1205; Lois Stevenson #1065; Barb Fancher #1171; Dewey Hatten #703; Deb Miller #62; Marv Larson #848; Walt Stromme #91; John Harris #161; Lou Schany #12; Marlene Senger #1053; Carol Evans #1539; Carolyn Agee #415; Phil White #131; Bill Dixon #826; Steve Daughton #263; Kaira Daughton #267; Gene Wedic #620; Liz Mangini #1541.

CALL MEETING TO ORDER: President Bing Miller called the meeting of the AWHO Board of Directors to order at 8:10 AM. Directors present: Jim Bonnell, Tom Finger, Don Fourcade, Jo Gregory, Sandra Johnson, Irv St. John, and Ernie Shoults. Directors absent: Cheri Whalen.

BOARD APPROVAL OF AGENDA: Pres. Bing Miller requested adding the topic of Speed Bumps under Old Business and adding an Executive Meeting under New Business regarding a legal matter. A motion was made to approve the amended agenda by Jim Bonnell and seconded by Irv St. John. All Board members present approved the motion.

MINUTES OF FEBRUARY 21ST, MARCH 6TH, AND MARCH 11, 2008: Sandra Johnson, Secretary requested correction of four typographical errors in the February 21st minutes. A motion was made by Ernie Shoults to approve the corrected and presented minutes. Irv St. John seconded the motion. All Board members present approved the motion.

ENGA’S REPORT: Enga reported on request to block off the parking lot on November 5th, 2008 from 4 to 10 PM. Barbara Hoffman for the Welcome Back Dance made the initial request. A motion was made by Jim Bonnell to approve the request and seconded by Sandra Johnson. All Board members present approved the motion. Our attorney has been sent a demand letter on a lot owner with a delinquent account that is over a year old. Next month another delinquent owner’s name will be sent to the attorney for the same action. We have one property in trustee sale now. Two have been cleared up. Enga requested and Board agreed to give to Sunshine Acres the $10.00 “Thank You” gift card that was received from our recycling firm.

OLD BUSINESS: President Bing Miller reminded the Board that at the second monthly meeting the Committee reports would not be given.

Additional Usage of Administration Building: Discussion by the Board was held on potential uses for the space. Suggestions will be solicited from the homeowners through the Roundup and the Newsletter. This is a priority that needs to be addressed so that if funding is needed to make changes they can be included in the budget for next year.

Well Site in Parking Lot: Pres. Bing Miller commented on the beautification agreement between the HOA and the Country Club regarding the well sites. Jim Bonnell obtained the drawings of well sites and gates in the parking lot and by the library. Drawings were taken to two contractors and had them bid the cement block work and the gates. The bids, now a year old, were separated by the well locations and need to be updated. The
agreement with Country Club was that they would take care of the one by the Library and the HOA would take care of the one in the parking lot. Jim reviewed the bids. Discussed was the electrical panel, easements, type of materials to be used, improvements necessary, and cost appropriations. Pres. Miller will contact the Country Club to see if they are still willing to move forward with the upgrades. Jim Bonnell will get new bids if action will be taken.

**Summer Security:** At the last Board meeting it was decided to ask homeowners at the general meeting for their input regarding hiring outside security for the summer months. After further discussion Ernie Shoultz made a motion to dispense with the additional security for the summer months. Don Fourcade seconded the motion. Motion carried.

**Kiln:** Don Fourcade reported the request for a new kiln was put on hold until next fall after they see if they can raise funds on their own.

**Hot Tub:** Jo Gregory reported on the licensing and registration status of the contractors who submitted bids. The Committee reviewed the bids submitted by Foster Pools, Superior Pools, and Island Pools. They recommended accepting bid from Foster Pools for $22,000.00. The budget allowed for $20,000.00. Work would be done sometime in April. A motion was made by Irv St. John to move forward with the project to repair the hot tub. Tom Finger seconded the motion. All Board members present approved motion.

**Standing Committee Approval:** Pres. Bing Miller presented the following standing committees for Board approval: Internal Review (Audit) Committee; Architectural Committee; Nominating Committee; Maintenance Committee; Arbitration Committee; Membership Committee, and Publicity Committee. The Recreation Committee has not been filled at this time. Following a short discussion a motion was made by Don Fourcade to approve the Standing Committees with the exception of the Recreation Committee. Jim Bonnell seconded the motion. All Board members present approved motion.

**Ad hoc Management Committee:** The ad hoc committee to look at the feasibility of hiring a management company for Apache Wells has been formed. Those appointed are Barb Otto, Charon Johnson, Jim Brockman, Sharon May, Liz Mangini, and Judi Teague. They will meet next Monday morning.

**Speed Bumps:** Pres. Miller called City of Mesa regarding questions on Speed Bumps on city streets. Issue to be tabled until response received. Some discussion followed.

**NEW BUSINESS:**

**Speed Limits:** Don Fourcade commented on establishing and posting speed limits on HOA property. Following discussion a motion was made by Jim Bonnell to post 10 mph speed limit signs on HOA property. Ernie Shoultz seconded a motion. All Board members present approved motion.

**Re-Count:** Pres. Miller stated there was a request for an election re-count. Our legal counsel stated the decision lies with the Board. Discussion followed. A motion to deny the request for a re-count on the last election was made by Ernie Shoultz. Don Fourcade seconded the motion. Discussion followed. All Board members present approved motion.

**AWCC Meeting:** The Board of Directors is invited to the AWCC Board Meeting on April 2nd at 8:30 AM. The purpose of the meeting is to inform us of their construction
progress and demolition progress. We would be there as guests to discuss issues that would mutually effect both parties.

**Election Procedure:** Pres. Bing Miller commented on the decision to have Maricopa County handle our next election, the reasons that decision was made and what steps need to be taken to prepare for it. A motion was made by Sandra Johnson to support the recommendation of our Board President and proceed with hiring Maricopa County to handle our next election on January 6, 2009. Ernie Shoults seconded motion. Discussion followed regarding dissolution of election committee. All Board members present approved the motion.

**ITEMS TOO LATE FOR AGENDA:**
1) Jo Gregory reported on her contact with the City of Mesa regarding over-grown trees obstructing visibility of speed limit signs on Player proceeding down 56th Street. Discussion followed. Beautification will check into it.
2) Sandra Johnson presented information regarding disposal of hazardous waste and paint. Also getting recycled paint for beautification. Notice given to Marv Larson for posting in the Newsletter.

**ADJOURN:** Motion to adjourn the meeting was made by Jim Bonnell. Seconded by Ernie Shoults. Meeting was adjourned at 9:38 AM.

**RESPECTFULLY SUBMITTED BY**

SANDRA JOHNSON, SECRETARY