APACHE WELLS BOARD OF DIRECTORS MEETING  
THURSDAY, DECEMBER 4, 2008

OBSERVERS: Carolyn Agee #415, Mickie Jung #1437, Cheryl Shadle #1147, Lois Stevenson #1056, Steve Daughton #263, Bill Dixon #826, Mickey Peterson #890, Phil White #1131, and Bev Fourcade #199.

CALL MEETING TO ORDER: President Bing Miller called the meeting to order at 8:07 AM. Directors present: Ernie Shoults, Cheri Whalen, Jo Gregory, Irv St. John, Jim Bonnell, Sandra Johnson, and Office Manager, Enga Bach. Directors absent: Don Fourcade, Tom Finger.

BOARD APPROVAL OF AGENDA: President Miller asked for public comments on the agenda, and then agenda was read. After responding to a couple questions, Pres. Miller asked for a motion to approve the agenda. Jim Bonnell made the motion. Seconded by Ernie Shoults. No discussion. Motion carried.

MINUTES OF NOVEMBER 20, 2008: President Miller asked for a motion to approve the minutes as published. Cheri Whalen made the motion. Seconded by Jim Bonnell. No discussion. Motion carried.

TREASURER'S REPORT: Irv St. John gave the Treasurer’s report.

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<tr>
<th>Description</th>
<th>Bal. 11-1-08</th>
<th>Deposits</th>
<th>Interest</th>
<th>Disbursements</th>
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<td>Checking</td>
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<td>$41,380.58</td>
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<td>$53,370.50</td>
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<td>Reserve Acct</td>
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There was one transfer fee in November at $950.00. Year to date total is $50,350.00. There were two significant expenses during the month: Carpet for Exercise Room - $1,196.00; Balance on Exercise Equipment - $5,866.00. Pres. Miller asked for a motion to approve the Treasurer’s Report. Jo Gregory made the motion. Seconded by Ernie Shoults. No discussion. Motion carried.

ENGA’S REPORT: Enga informed the Board that in the past prior Boards would not allow Seminars to be held in our rooms. Activity Director Bev Fourcade has requested this decision be reviewed and permission be given to hold informative, educational seminars for the residents. After comments by Bev Fourcade and Board discussion Pres. Miller asked for a motion. Jim Bonnell made a motion to open rooms under Bev’s supervision for educational, informative seminars. Seconded by Irv St. John. No discussion. Motion carried.

ENGAs informed the Board that the insurance premium on our main policy for next year would be $20,186.00 with a 10% discount of $1,840.00 if paid by February 1st bringing new premium to $18,346.00 which is considerably less than last year. This does not include the rider put on the swimming pool during construction. Enga reported that Shuffleboard group has requested the use of the Apache Wells Warrior logo for a fundraiser for the shuffleboard operations. Ernie Shoults made a motion to allow the Shuffleboard group to use the logo on T-shirts and other goods they intend to sell as a fundraiser. Cheri Whalen seconded the motion. After some discussion of conditions, motion carried. Enga explained the Loyalty Program by Abitibe Water. She informed the Board of the potential for recycling of glass, tin, and plastic. After discussion the Board wanted to review the contract and as more information is needed. Enga asked the Board for advise regarding a delinquent account payment. She was instructed to contact our attorney.

COMMITTEE REPORTS:
Swimming Pool – Jo Gregory: We received a thank you letter from Sunshine Acres for the food left over from Pool fund raiser which was donated to them. The funds raised were used to purchase new garbage cans for pool area. Extra money will be used for a second spa motor, which will run 5 bubblers. Letter has been received from Mark Foster stating we are now in compliance with Maricopa County. Cigarette butts are being found around the pool on North end. Rules are posted in November and December Roundup. 1687 sign-ins in November. We had $5,000.00 budgeted in 2008 for new tables and chairs. That was put on hold due to storage problems. But we did order 10 of the 18” high loungers, which are more easily accessible. The tables and chairs will then be ordered in 2009. Someone had hit the red emergency button on spa in error and shut everything off.

Pres. Miller questioned compliance of spa. Jo Gregory and Jim Bonnell gave an explanation. Jo also stated they have interviewed some other pool people.

Exercise Room – Cheri Whalen: Some warranty work was needed on the multi-use gym as a cable broke and was replaced. The TV was removed and returned for full price. Looking for a larger one at a better price. There is some improper usage of weights. Fitness classes have been started on how to use the equipment. Cheri explained how those are working. There were 620 residents and 5 guests signed in during month of November. The Health Rider has been removed and would like to sell it. Cheri made a motion to post it on the Bulletin Board and sell it in a price range of $75.00. If it does not sell there then post it on Craig’s List for $100.00. Jim Bonnell seconded the motion. Motion carried.

Architectural – Jim Bonnell: We have had four home for-sale inspections this month. Nothing on remodels. Everything running smoothly. Nothing else to report.

Activities – Bev Fourcade: First movie night had 58 in attendance. Popcorn and sodas were sold. Thanks to Jim Bonnell and Don Fourcade. Residents enjoyed movie “Chicago”. Thanksgiving Dinner served 90 people. Went very well. Served 10 shut-ins. Apache Wells Community Church asked about combining event next year as they also served about 90 people. Craft Fair had record number of vendors and record crowd. Bike Club served coffee and donuts. Ceramics served sloppy Joes for lunch as a fundraiser for their new kiln. Cheri Whalen commented she talked with Barb in Ceramics and they raised close to $500.00. Lion King sales total 145. Two 56-passenger buses are coming. Cats is coming in April so that might be another possibility. Wire wrapping classes for jewelry is being looked at. Bridge classes are set up. Sign up sheets are up for beginning and intermediate bridge. Donations are needed for the Sunshine Acres Goodie Bags. There are 65 children. This the 40th year Apache Wells has done a drive for Sunshine Acres. They would like extra time at the February meeting. Christmas Dinner coming up and Movie Night is the 19th.

Pres. Miller thanked Bev for her work in the community.

Publicity – Ernie Shoults: Nothing to report.

President Miller wanted the record to show that there would be no reports on Maintenance, Beautification, or Arbitration as Mr. Tom Finger and Mr. Don Fourcade are absent from the meeting.

OLD BUSINESS:
1) Parking Lot Asphalt. Doug Ferrell will head up the Committee when formed and will give a report with more information at the next meeting.
2) Wall around well sites. Jim Bonnell and Bing Miller will meet next week with a rep from the Country Club to get started to get walls up on well site.

NEW BUSINESS:
1) Accounting Software: Cheri Whalen gave an explanation on what brought about the researching for a new software program that would provide the internal financial records that all members can understand. She talked about programs designed specifically for homeowners associations. The cost is about $5,000.00 for the software, the installation, the 24-hour phone specialists, security, and monthly management of back up. There is a 10% discount if purchased by end of year. Enga stated the goal would be to have a 1/1/09 transition. Jim Bonnell made a motion to move forward with the purchase of the new accounting software. Cheri Whalen seconded. No discussion. Motion carried. President Miller commented on the revamping of the Profit and Loss Statement done by Cheri and Enga. The new format gives a breakdown of the expenses per household. Cheri was asked to comment on the work being done.

2) January 1st meeting date: Pres. Miller informed the Board that the next date for the Board to meet is January 1, 2009 which is New Years. He suggested that the dates for the January meetings be changed to January 8th and January 22nd. Ernie Shoults made the motion to change the dates. Jim Bonnell seconded the motion. No discussion. Motion carried.
3) Accounting Firm: Richard Prather is currently the accounting firm for Apache Wells. We are looking for a third party to audit our 2008 year-end and have it completed by June 30, 2009. The cost of an outside audit has been included in the 2009 budget. Bids would need to be obtained. This item is to be placed under Old Business on the next meeting’s agenda.

4) Election Committee: Sandra Johnson, Secretary and Chairperson for the Board of Directors Election Committee reported on the progress to date. She reported on her meeting with Maricopa County, what role they would play and what our responsibilities would be. Sandra announced the Ad Hoc Election Committee members: Rick and Shirley Macasa, Joan England, Norm and Carol Story, Kris Hansen, Pauline Phillips, and Bob Maffucci. Motion was made by Jo Gregory to approve the ad hoc election committee. Seconded by Jim Bonnell. Motion Carried. Sandra informed the Board that she would be selecting two alternates in case someone was unable to serve.

ITEMS TOO LATE FOR AGENDA:
Ernie Shoults questioned the need for a PA system for our general meetings due to the technical problems at the last meeting. He stated that the Softball Group had one that could be used if needed. Jim Bonnell stated the problems had been resolved. Pres. Miller read a note from Julie Couture, Chairman of CCR’s and By-Law Committee. She informed the Board of the committee’s progress to date and that they would continue to update the Board as time goes on. Jim Bonnell addressed the need to review the rules regarding dogs. He said changes need to be made regarding nuisance animals. Pres. Miller referred him to Julie Couture and the committee.

EXECUTIVE SESSION: The Board will reconvene in Executive Session after meeting is adjourned.

ADJOURN: Ernie Shoults made a motion to adjourn the meeting. Seconded by Jim Bonnell. Motion carried. Meeting adjourned at 9:35 AM.

Respectfully submitted,

Sandra Johnson, Secretary

THESE MINUTES ARE UNAPPROVED FOR INFORMATIONAL PURPOSE ONLY SUBJECT TO CORRECTION

UNAPPROVED MINUTES
APACHE WELLS HOMEOWNERS MONTHLY MEETING
DECEMBER 9, 2008

President Bing Miller called the meeting to order at 7:00 PM. There were 110 members present. Pres. Miller asked for a motion to approve the agenda as published. Steve Daughton made a motion to approve the agenda. Pat Seader #418 seconded the motion. No discussion. Motion carried.


MINUTES OF LAST MEETING: Pres. Miller asked for a motion to approve the minutes of the last meeting as published. Faith Engel #1018 made the motion. Tim Whalen #585, seconded the motion. No discussion. Motion carried. Pres. Miller asked members if they wanted to have the minutes of the prior meeting read to them. Membership by show of hands voted not to read the minutes. One member voted in favor. Copies of unapproved minutes will be made available at the meetings.

TREASURER’S REPORT: Cheri Whalen gave the Treasurer’s Report in Irv St. John’s absence.
Bal. 11-3-08    Deposits        Interest                        Disbursements
Bal. 11-1-08
Checking         $80,331.25      $41,380.58                              $53,370.50
$68,341.33      $41,351.25                              $25.43
Savings            $41,351.25                              $25.43
$41,376.68      $100,000.00
CDs (2)          $100,000.00
$100,000.00
MM Fund          $3,716.28                             $3.15
$3,719.43
Total Oper.    $225,398.78      $41,380.58      $28.58             $53,370.50
$213,437.44
Reserve Acct.   $50,493.46
$50,493.46

Pres. Miller asked for a motion to approve the Treasurer’s Report as stated. Doreen Heron #1345 made the motion. Barb Hoffman #580 seconded the motion. No discussion. Motion carried.

COMMITTEE REPORTS:
Swimming Pool – Jo Gregory. Pool Breakfast fundraiser was held. Proceeds were used to purchase new garbage cans. Sunshine Acres sent a thank you for the food donated to them from the breakfast. Hot tub will have a second motor installed to enable residents to use either 5 or 10 bubblers. Funds for motor came from proceeds of Pool Breakfast. Rules again posted in December Roundup. Pool open every day, all day during holidays to children starting December 20th. 1687 sign ins during November. Ordered 10 new 18” high loungers expected to arrive by end of December. Cost is slightly under the $5,000.00 budgeted for pool furniture. We are hiring a new pool company beginning in January. Brite Pool of Chandler has been hired. They work with Jasper Co., who does their repair work. Recommended by other parks. This will save us over $2,000.00 in pool fees. Hopefully, additional savings will be realized in pool repairs and supplies.

Exercise Room – Cheri Whalen. The newly renewed exercise room in receiving rave reviews. New equipment is ergonomically designed to meet needs of residents. Room closed last month for 5 days for refreshing. 640 sign ins. 4 guests. TV has been returned because it was too small. Larger screen TV will be purchased during year-end sales. Fitness classes started two weeks ago have had overwhelming response. Cost is $6.00 per person. Sign up sheet posted on bulletin board. Sign-in Book should be used for comments and compliments as well. Issues will be addressed if you let us know what they are.

Architectural – Jim Bonnell. Thanks to Bill Gregory and Don Fourcade for fixing the microphone system. Four home sales during month of November. Very few requests for permits. Several new homes being built which are permitted. Starting time is 6:00 AM for contractors. Please be patient with them.

THESE MINUTES ARE UNAPPROVED FOR INFORMATIONAL PURPOSE ONLY SUBJECT TO CORRECTION
Activities – Bev Fourcade. November was very busy. Movie night was the 3rd Friday. 58 attended the movie “Chicago”. Movie night in December will be the 19th. Queen Lateva’s Vacation will be playing at 7:00 PM. Thanksgiving Dinner served between 85 to 90 people. Food was delivered to 10 shut-ins. Craft Fair was one of largest held with 38 vendors. December 13th Bingo will sponsor an Omelet Breakfast Fundraiser from 7:30-10:30 in Room A. Christmas Dinner will be at 12 Noon Christmas Day. Tickets will be on sale at the HO Office on December 11th from 2-4 PM and December 16th from 9-12 Noon. Cost is $2.00. Roast beef and turkey will be served. January 5th will be Health Screening. Call for appointment. Phone number is on posters and in Roundup. Wire wrapping course on January 9th from 1-4 PM. Cost is $7.00 for the class plus supplies. Limited to 10. Bridge will start January 7th for Beginners and January 9th for intermediate. Sign up sheets are in the office. Classes are 8 weeks and the cost is $25.00. The “Bucket List” will be showing on January 23rd Movie Night. Beginning Quilt classes on January 15, 22, and 29 from 1-4 PM. Call for information. Sunshine Acres Drive will be the month of January. Volunteers will be coming door to door. Donations also needed for Christmas bags for 65 children. December 18th is the last day to drop off donations at the office. Weight Watchers was not contacted for this year. Lion King in January is sold out.

Maintenance – Don Fourcade. Don is looking for parts to upgrade the PA system for our HO meetings. A water separator has been put in Lapidary Shop to prevent sediment from entering drainpipes. Cement walks in the back are completed. A gate has been built between the pool and the workout room to eliminate the foot holes. The 911 phones are permanently connected up to there. Don discussed the proposed new property line between the pool and the new building. Plans are tentative until the new building is up. Property will be exchanged with the Country Club to square off and straighten out the property line.

Beautification/Arbitration – Tom Finger. Area around the stature at the Library is being beautified by some of the volunteers. Enclosure around well in front of Woodshop should be completed soon. Looking for creative ideas from residents so contact Tom. In Arbitration there have been over 200 concerns in the six years Tom has been on the Board. There are only 5 remaining open. Tom thanked the residents for their cooperation.

Publicity – Ernie Shoult. Nothing to report.

Security – Jim Dorrance. November was a slow month. Summary of events: 11 garage doors open, 3 vandalism reports, 3 emergency medicals, 1 house fire, and 98 phone calls. A main concern of Security is residents not observing 25 mph speed limit in park. Also people are not stopping at four-way stop. Speed limit in common areas is 10 mph. Call Mesa Animal Control or Fish and Game Department if you have problems with coyotes. Security will not handle those calls. Arbitration complaints are not Security’s responsibility. Arbitration complaint forms must be filled out and signed by residents and turned in to the Committee or the office. Be assured that your names will not be revealed.

OLD BUSINESS:

1) Parking Lot Black Top. Pres. Miller informed the members that he visited with David Ferrell, who is in the asphalt business in Minnesota. David is researching what should be done and the best time to re-bid these projects. David indicated
that the oil prices are dropping. They will try to get new bids for the project and then decide whether to continue with part or the entire project.

**NEW BUSINESS: 1)** Employee-Homeowner relations. Pres. Bing Miller informed the membership that the Associations employees, Leon and Pat Fourcade, who do maintenance, and the office staff, Teri and Enga are all very accommodating and have the goodwill of the park at heart. We have good rapport in most instances. Sometimes, some residents are not getting answers they want but those policies have been put in place by prior Boards or this Board. Teri and Enga do not make the decisions but carry out decisions and policies made by the Board. If residents have problems, call the Board members rather than become mean or irate with the office staff. This behavior will not be tolerated. If a resident gets out of control in the office and does not respond to a warning, the office staff has been instructed to call the Mesa Police to request that they come and remove the resident from the office.

**OTHER BUSINESS:**

Pres. Miller announced that on December 16\textsuperscript{th} at 7:00 PM at the Apache Wells Community Church we will have “Meet the Candidates”. This is an opportunity to get to know the candidates who are running for the Board of Directors and who will be elected to serve for the next three years. Pres. Miller asked Sandra Johnson, Secretary and Election Chairperson to comment on the up coming election. Sandra Johnson informed the membership that the Ad Hoc Election Committee would be working with Maricopa County to conduct the January Board of Directors Election. Maricopa County will tabulate the ballots. The Election Committee is responsible for registering the absentee ballots and the Election Day voters. The committee will be sending out absentee ballots to all residents about November 18\textsuperscript{th}. Residents were reminded to notify the office of their correct mailing address. Absentee ballots must be received by the Election Committee by the end of the business day on Monday, January 12\textsuperscript{th} or brought to the polling place, Room A, by 4:00 PM on Tuesday, January 13\textsuperscript{th}. A resident who did not receive a ballot, may vote on Election Day by registering at the polling place from 8-4 PM. Identification is required to vote. Bring a current photo ID or two alternate forms of identification such as a utility bill, bank statement, or paycheck. If residents have questions please call Sandra. Barb Hoffman #580, questioned how residents not in attendance would receive Election information. Information would be printed in the Roundup and the Apache Wells Newsletter. Walt Stromme #91 asked questions regarding use of absentee ballots for election. Cheri Whalen responded that we are abiding by the legislative law for planned communities.

**OPEN FORUM:**


**ADJOURN:** Pres. Miller asked for a motion to adjourn. Tim Whalen #585 made the motion. Motion seconded. Meeting adjourned at 8:06 PM.

Submitted by:

Sandra M. Johnson, Secretary
OBSEVERS: Lois Stevenson #1056, Cheryl Shadle #1147, Judi Teague #196, Bob Teague #196, and Carolyn Agee #415.

CALL MEETING TO ORDER: 1st Vice President Cheri Whalen called the meeting to order at 8:10 AM. Directors present: Jim Bonnell, Jo Gregory, Ernie Shoults, Tom Finger, Don Fourcade, and Sandra Johnson. Directors absent: Bing Miller and Irv St. John. Enga Bach also absent.

BOARD APPROVAL OF AGENDA: VP Cheri Whalen asked for items too late for the agenda. She requested the addition of Payroll Processing Service. VP Whalen asked for a motion to approve agenda. Motion was made by Jim Bonnell and seconded by Ernie Shoults. No discussion. Motion approved.

MINUTES OF DECEMBER 4, 2008: VP Whalen asked for a motion to approve minutes as posted. Motion by Jo Gregory and seconded by Don Fourcade. No discussion. Motion approved.

ENGA’S REPORT: Due to Enga’s absence no report was given.

OLD BUSINESS:

1) Wall Around Well site: Jim Bonnell reported that contract has been signed and contractor will be starting next week. Three bids on gates coming. Cost of the walls is $6901.00 for AWHOA and $5860.00 for the AWCC, which they will reimburse the HOA. These amounts do not include the price on the gates which are around $7,000.00. The gates will be powder coated steel rather than wood. Front well site has 3 gates and back well site has 2 gates. Total for both sites may be slightly over but very close to budget.

2) Parking Lot Asphalt: In Bing Miller’s absence Cheri presented his notes. Dub Ferrell who is working on project informed Bing that he will have bids by the end of January.

3) Accounting Firm: VP Whalen stated we would be doing an audit next year of our financial statements by a third party accountant. We have complied in the past with our governing documents in regards to an annual review of the financial operation of the organization. We will continue to search for a third party accountant to review the financial activities.

4) Recycling Program: VP Whalen updated the Board on Enga’s research with Abitibi Recycling on glass, plastic, and tin. The cardboard & newspaper 25% bonus is paid on total annual rebate. Rebate price is based on market index. Our fixed floor price is at $25.00 per ton through 2009. The loyalty agreement needs to be signed before December 31 and the first check will be awarded in January 2009. Jim Bonnell made a motion to proceed with the 5-year proposal on glass, plastic, and tin. Aluminum is not to be included. Tom Finger seconded the motion. No further discussion. Motion carried unanimously.
NEW BUSINESS:
1) Date For Board Officers Election: Sandra Johnson reported the election is set for Tuesday, January 13, 2009 from 8 AM to 4 PM. Absentee ballots must be received by closing of Post Office on Monday, January 12th. Election committee is responsible for registration. Maricopa County will take care of tabulation. Absentee ballots MUST NOT be brought to the Homeowners Office. Ballots may be dropped off in Room A on Election Day. There was discussion regarding the costs of the election. Sandra estimated cost would be about $2,200.00. Cheri Whalen had researched sending absentee ballots and obtained a legal opinion. The Board’s position to use absentee ballots and use of the US Postal service as means of delivery has been confirmed by law. Discussion was held on the process pros and cons.

2) Approval for Sale of Kiln: VP Whalen has volunteered to help with the sale of kiln on Craig’s List. The money from the sale and money from their raffle would be used to purchase a new kiln, which could cost $2,000.00. Cheri requested a motion to sell the old kiln. Ernie Shoults made a motion to sell the kiln. Don Fourcade seconded the motion. Discussion followed. Motion carried.

3) HOA Holiday Schedule: VP Whalen requested Office staff be allowed to go home at 3 PM on Christmas Eve and close the Office on Friday, December 26th. Staff would take a vacation day the 26th. It would not be a paid day. The Office would be open on Friday, January 2nd. Motion was made Tom Finger and seconded by Jim Bonnell. Motion carried.

4) Delinquent Account/Voting: Sandra Johnson commented on residents whose accounts are not in good standing and the information as to voter eligibility will be provided by the HOA Office the day of the election. Residents have until 4 PM on Election Day to reinstate eligibility in order to vote.

5) Pool Company: Jo Gregory reported on search for a new pool service company to start January 1, 2009. A new company to start January 12, 2009. Current pool service has been notified of termination. New company, Brite Pools has received great reviews and the work with Jasper Pool, a supply house. Brite Pools bid an amount of substantial savings per month. The cost of supplies will be purchased directly from Jasper for substantially less. Expect a $2000.00 savings. Special covers on pool have been installed and we are in compliance. Jim Bonnell made a motion to accept bid from Brite Pool and Jasper and sign the contract. Don Fourcade seconded the motion. No discussion. Motion carried.

ITEMS TOO LATE FOR AGENDA:
1) PAYROLL PROCESSING SERVICE: VP Cheri Whalen commented on the new internal accounting program recently purchased. She discussed its lack of capabilities regarding handling payroll since we did not purchase the payroll-processing module. She suggested researching Wells Fargo Bank to service our payroll as they have the capabilities. The Computer Software sales representative would not recommend purchasing the payroll module due to the number of problems with system. Cheri asked for a motion to move forward with payroll
services with Wells Fargo subject to the services being cost free and subject to that the involved parties want to do it. Jim Bonnell made the motion. Jo Gregory seconded the motion. After further discussion, motion carried.

2) Ernie Shoults questioned the need of Committee Reports at all meetings. VP Cheri Whalen commented that Pres. Miller addressed issue when he eliminated the reports from the second monthly Board meetings shortly after he took over as President. Ernie Shoults questioned whether the By-Law Committee would be reporting at a public meeting. It was stated that the By-Law Committee would be doing that at a later date.

3) Judi Teague #196, questioned the status of the By-Law proposals submitted by the Save Apache Wells Committee to the Board last spring. VP Cheri Whalen commented that they have been referred to the By-Law Committee. Cheri suggested a By-Law Committee update should be scheduled.

ADJOURN: VP Whalen asked for a motion to adjourn. Jo Gregory made the motion. Jim Bonnell seconded the motion. Motion carried. Meeting adjourned at 9:20 AM.

Submitted by,

Sandra M. Johnson, Secretary