Apache Wells Homeowners Meeting  
October 13, 2015

The meeting was called to order by President Jim Callison at 7:00PM. 43 residents were in attendance.

Agenda: A motion was made by Charlotte Grecco #1544, 2nd by Walt Winder #1429 to approve the agenda as presented. The motion carried.

Introduction of Directors: Secretary Bob Teague, Director Joe Atkinson, Director Tim Roach and Director Thea Stalnaker. Vice-President Ken Levan, Director Donna Richardson, Director Jim Tilbe and Director Ed McLaughlin were absent. Community Manager Annie Colegrove was also present.

Secretary’s Report: A motion was made by Dick Batten #409, 2nd by Faith Engel #1018 to approve the April 14, 2015 meeting minutes. The motion carried.

Treasurer’s Report: Joe Atkinson presented the financial report ending August 31, 2015. The report will be filed for audit. Copies of the report are available in the HOA Office.

Manager’s Report: Annie Colegrove reported that it has been an eventful summer. Kim is our new office assistant. October Roundups are available in the HOA Office for additional news and information.

Activities/Recreation Report: Annie Colegrove announced that Activities Director Gail Fassett will be returning to Apache Wells November 1st. A Flu Shot Clinic will be held on October 16th from 2:00-3:30PM in the Navajo Room. Pharmacists from Walgreens will be administering the shots this year on a walk-in basis. There is no cost to residents with most insurance plans. Insurance card and photo ID are needed. Additional activities for October and November are listed in the October Roundup available in the HOA Office.

Architectural Report: Bob Teague reported that from April 16, 2015 to September 17, 2015 the Architectural Design Review Committee reviewed 68 projects. The cumulative number reviewed by the committee to date is 148. From May through October the committee meets only on the 3rd Thursday of the month. The next DRC meeting will be on Thursday October 15th at 2:00PM in the Hopi Room. Beginning in November and through April 2016, meetings are scheduled for the 1st and 3rd Thursday of the month. Plans and approval forms must be turned in to the office by the Friday prior to the meeting. Complete information is also available in the October Roundup.

Maintenance Report: Don Fourcade reported that the AC problems at the Fitness Center have been resolved. The company, Blue Phoenix, refused to repair the units that they had installed and that had failed. The units were fixed by a repairman that we hired at a reduced rate. A lawsuit against Blue Phoenix was considered, but was dismissed due to the cost of filing a lawsuit. Also, the Activity Center roof has been cleared of the solar panels.

Arbitration Report: Joe Atkinson reported that there have been 110 complaints to date. Weeds represented most of the complaints, with over 32 percent originating from repeat offenders. A fine policy would be on his wish list. He also noted that in our community we currently have 33 percent stick-built homes, 41 percent double-wide homes and 26 percent single-wide homes.
Pool Report: Thea Stalnaker reported that the pool experienced several problems this past summer, but they were fixed and the pool is functioning well now. Life-rings have been purchased. A new pool person is keeping things running smoothly. Regular maintenance is ongoing. The outside shower is available for use by swimmers before and after entering the pool, but needs to be updated.

Volunteer of the Month: Annie Colegrove reported that the October Volunteer of the Month has been volunteering her time for many years and continues to do so. We may even say that it is in disguise at some times. This “behind the scenes” work has been noticed by many and done with no means of drawing attention to herself. She is very detailed and dependable. She handles money at the Craft Fair and also helps with other activities with the food, office mail and other places where attention to detail is needed. She is a self-thinker and gets the job done! She also writes a monthly gardening article for the Roundup. Her pen name is Granny Annie, but her real name is Cindy Hilsabeck. Congratulations to Cindy.

Security Report: Don Parker reported that from May 2015 to September 2015 there were 4 incidents. On June 29, 2015, however, there were 9 incidents of storm damage in the park. From the time of the storm at 11:00PM Friday night until all homeowners were notified on Monday morning there was a lapse time of 58 hours. The reason for this lapse was the absence of departure slips on half of the homes. Security did not have the necessary information to contact homeowners. Homeowners without departure slips could not be notified until Monday when the HOA Office opened. A stolen car fire on N Barber DR was extinguished on October by Mesa FD.

Pickleball Report: Tim Roach reported that the pickleball courts have been in use, primarily in the early morning hours. Play should increase as the temperatures come down. Teams are encouraged and equipment is available at local sporting goods stores.

Policy & Procedures Manual: Jim Callison reported that more work is needed and the manual has been tabled for now.

Expertise Roster: Thea Stalnaker reported that there is a need for volunteers who have special skills and talents. The volunteers would work with the Board and provide advice.

Activity Center Roof Repairs: Jim Callison reported that repairs to the Activity Center roof are being planned. A committee has been formed to oversee the work and includes Chairman Jim Callison, Bob Brozovich, Steve Daughton, Ken Kunkle, Bob Redger and Paul De Mond. The committee is also planning to survey homeowners as to uses of the building.

Cox Contract: Jim Callison reported that bids on our phone system have been sent out.

Open Forum:
Donna Batten #409 – Will the pool temperature be the same with the removal of the solar panels? Answer: Yes.
Monica (Renter) #1170 – Pigeons making a mess! Over-seeding by AWCC could be reason. Call the Health Department if serious. Submit a concern form to the HOA Office. President Jim Callison – Candidates to run for the Board are needed.

Adjourn: A motion to adjourn was made by Don Fourcade #299, 2nd by Donna Batten #409. The motion carried.

Bob Teague, Secretary