

THESE MINUTES ARE UNAPPROVED FOR INFORMATIONAL PURPOSE ONLY SUBJECT TO CORRECTION

## APACHE WELLS BOARD OF DIRECTORS MEETING THURSDAY, MARCH 5, 2009

Following questions from homeowners, President Cheri Whalen opened the meeting at 8:07 a.m.

**Board members present:** John Seader, Paul DeMond, Carolyn Agee, Sandra Johnson, Irv St. John, Jim Bonnell, Don Fourcade and Enga Bach, Executive Office Manager. Ernie Shoultz was absent.

**Approval of Agenda:** A motion was made by Jim Bonnell to approve the agenda as amended to include approval of the February 12, 2009, Open Special Executive Session. It was seconded by Don Fourcade. The motion was passed unanimously.

**President's Report:** A letter from Fritz Mueller was read. Health and Wellness Fair March 30. Spring Fling April 4, 6-9 p.m. will be a picnic dinner and dance in the Gazebo at \$10 per person, organized by Jenny Martin, sponsored by the Homeowners Association. Any excess funds will be returned to the HOA account for further social activities. Insurance Review: Cheri Whalen, John Seader, Paul DeMond and Enga Bach will be meeting with our insurance broker on March 6. Reserve Study: two companies have been interviewed, two others yet to be interviewed.

**Board Meeting Minutes:** A motion was made by John Seader to approve the February 5 Board Meeting and the February 12 Special Board Meeting minutes as written. It was seconded by Paul DeMond. The motion passed unanimously.

**Treasurer's Report:** A motion was made by Irv St. John to approve the Treasurer's Report. It was seconded by Paul DeMond. The motion was approved unanimously.

**Enga's Report:** Enga has a request from the Apache Wells Community Church to use the softball field parking lot for church overflow parking especially on holidays. A motion was made by Sandra Johnson to allow the church to use the softball field parking lot for overflow parking subject to our concerns. It was seconded by Jim Bonnell. The motion was approved unanimously. A new property owner, Neal Wiertzema, is requesting to park his RV for one month in the RV parking area while moving into his new house. A motion was made by Sandra Johnson that the thirty day parking request be denied. It was seconded by Don Fourcade. The motion was passed unanimously. Update on delinquent accounts: 9 for February, 9 at 30 days, 2 at 60 days, 7 over 90 days, one of the over 90 days has been paid.

**Committee and Club Reports:** Recycle: Gail Fasset reported that the Sunshine Acres bin will be replaced by a green metal bin with logo.

Swimming Pool: Linda Lewis gave the inspection report. Recommend removing the cactus and palm trees. In February there were 3588 sign-ins. A motion was made by Paul DeMond to hire Associated Professional Services to clean the pool decking and furniture at \$115 a month. It was seconded by John Seader. The motion was approved unanimously. Linda Lewis also presented the results from an inspection report reflecting extensive work needing to be done on the pool. President Whalen recommended that a least one more inspection be engaged and move the study be further reviewed at the April 2<sup>nd</sup> Board Meeting.

**Management Research Committee:** the Ad Hoc committee has completed their task and is now terminated. The next phase is an Ad Hoc Property Management Research Task Force to determine the task for third party professional services and analyze the benefits of the services relative to the cost that will be borne by 1400 residents, the implementation logistics and assimilation of current employees should the Board move forward to engage professional management. Residents who have agreed to be on the newly formed Ad Hoc task force include: Barbara Otto, Chairman, Liz Mangini, Judi Teague, Sandra Johnson and Paul DeMond from the Board, and up to two other residents to be selected by the task force.

**Unfinished Business:** Auditor for 2008 financial auditing. Richard Prather, our accountant for many years, resigned effective this month. There is a need to hire another accountant to complete quarterly federal and state tax returns and business reports by March 15. The audit needs to be completed by June 30. Three accountants were discussed. A motion was made by Irv St. John to hire Reginald D. Brooks for the coming year. It was seconded by Paul DeMond. The motion was approved unanimously.

Sunshine Acres: A motion was made by Jim Bonnell to have the proceeds from the aluminum bin issued by Abitibi and review the income from the co-mingled bin at the October Board Meeting with the possibility of distributing a portion or all to Sunshine Acres. It was seconded by Don Fourcade. The motion was approved unanimously.

**New Business:** Committee Approvals: The board unanimously accepted the recommended committee slate of the Standing and Ad Hoc Committees. The list will be posted.

Traffic Study: we did not qualify for speed bumps on Player. A motion was made by Jim Bonnell to pursue a speed cushions study at \$420 for Hermosa Vista and 56<sup>th</sup> St. . It was seconded by Paul DeMond. The motion was approved unanimously. Sandra Johnson recommended that if we do not qualify for the speed cushions, that we investigate the purchase of a speed machine that will register and display speed of approaching traffic. Sandra and John Seader will research the information.

Room C Television: A motion was made by Don Fourcade to purchase a TV and DVD player for Room C not to exceed \$500. It was seconded by John Seader. The motion was approved unanimously.

Security for Summer: A motion was made by John Seader to hire P.E.S. Security to patrol four nights a week plus an additional night every other week at a cost of \$19,602 from May 1-October 1, for 2 people. It was seconded by Don Fourcade. The motion was approved unanimously. The cost is within budget.

Property Line: the HOA and Country Club are proceeding to document the re-alignment of more uniform property lines by straightening out the boundaries at the pool.

**Adjourn:** A motion was made by Don Fourcade to adjourn the meeting. It was seconded by Jim Bonnell. The motion was approved unanimously.

Carolyn Agee  
Secretary

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**APACHE WELLS BOARD OF DIRECTORS  
SPECIAL MEETING MARCH 11, 2009**

**Observers:** Judi Teague #196, Barbara Otto #1465, Lois Stevens #1056, Barb and Gary Fancher, Mickie Jung #1437, Lois Gangl #260, Joice Lange #1205, Liz Mangini #1541.

**Board Members present:** Jim Bonnell, Irv St. John, Carolyn Agee, Ernie Shoults, John Seader, Don Fourcade, Sandra Johnson, Paul De Mond and Executive Office Manager Enga Bach.

The meeting was called to order at 1:00 p.m. by President Cheri Whalen.

The purpose of the meeting was for reviewing the Reserve Fund Study vendors that several members of the board have interviewed in anticipation of hiring this year a vendor to complete a comprehensive Reserve Study of the homeowners association's assets, inventory of furniture, fixtures and equipment and plan the amounts of money needed to replace capital expenditures. The studies are done to project twenty to thirty years.

Following the review of the Reserve Study Company Comparison of the four companies interviewed, a motion was made by Don Fourcade to engage Great Boards for a base fee of \$2715.00, seconded by John Seader. Following questions asked from observers Barbara Otto #1465 and Lois Gangl #260, the vote was called for and the motion was approved unanimously.

With no further business, the meeting was adjourned at 1:15 p.m.

Carolyn Agee  
Secretary

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**APACHE WELLS HOMEOWNERS ASSOCIATION MEETING  
MARCH 12, 2009**

The meeting was called to order by President Cheri Whalen at 7:00 p.m. There were 105 members attending.

**APPROVAL OF THE AGENDA:** A motion was made to approve the agenda by Donna Batten #409, seconded by Faith Engel #1018. The motion was approved.

**PRESIDENT'S REPORT:** Monthly Board Meeting Thursday, April 2, 8:00 a.m. in the Administration Building. The monthly Homeowners Meeting Tuesday, April 14, 7:00 p.m. Ad Hoc Committee Management Research Task Force which was appointed in March 2008 to assess the operations of similar adult communities that are managed differently than Apache Wells. The committee reported their recommendation at a Special Meeting of the Board of Directors, which was to recommend third party property management assistance. Having completed their fact-finding mission, the committee was terminated at the board meeting on March 5. The next phase is for a new Ad Hoc Task Force to study and research the recommendation of the committee with respect to the logistics and financial impact a change in management would have on our community. Also to determine and analyze the benefited services related to any change for the association members, to assess the time period to implement any change and address the assimilation of our existing staff into any new plan. No change is being made nor will be made in the very near term. Association members will be kept informed.

Traffic Control Study: January 28 & 29, the City of Mesa did a Traffic Control Study on Player for control speed cushions. We did not qualify for the cushions. There will be a like study on Hermosa Vista and 56<sup>th</sup> streets on March 30 and April 1.

**Directors Present:** John Seader, Paul De Mond, Carolyn Agee, Don Fourcade, Ernie Shoultz, Jim Bonnell. Absent: Sandra Johnson who was attending a HOA class.

**Meeting Minutes:** A motion was made by Norm Story #144 to approve as published, seconded by Charlotte Grecco #1544. The motion was approved.

**Treasurer's Report:** The report for February was given by Paul De Mond in the absence of Sandra Johnson. Major expenses were recovering of the Billiards tables, which the club contributed more than half of the monies; down payment for two Fitness Room bikes; asphalt paving of the areas by the Elson Building and softball field; curbing for parking lots. Delinquent accounts: current month-9, over 30 days-9, over 60 days-2, over 90 days-7. A motion was made by Donna Batten #409 to accept the Treasurer's Report, seconded by Ken Ziegler #317. The motion was approved. The report is available in the office for review.

**Committee and Club Report:** Activities-Bev Fourcade: Community Service Committee, information to be given to Jo Gregory; Volunteer Dinner is March 14, 1:00 p.m.; March 20, 6:30 p.m. is Movie Night with "Waking Ned Divine"; Art Show and Ceramic Open House are March 21 & 22; Ice Cream Social is March 22, 1:00-4:00, Room C; Spring Fling Dinner and Dance is March 28, 9:00-12:00 p.m. in the Gazebo at \$10 per person; March 30, 9:00-12:00 noon, Health & Wellness Fair, Room A; April 12 is Easter Dinner at 12:30 p.m. at \$2:00 per person, tickets available in the Activity Office; April 17, 6:30 p.m. is Movie Night "The Gods Must Be Crazy"; April 11<sup>th</sup> matinee for CATS at \$33.65, see Bev.

Architectural: Paul De Mond stated that there were six inspections in February. The committee is reviewing the CC&R's architectural rules and the appeal process review.

Arbitration: John Seader reported that there are new Concern Forms at the Gazebo bulletin board and in the office. There were three single concerns in February and three concerns on one property.

Beautification: Tom Finger reported that the volunteers are working on the weeds in the common areas, the fountain is now working.

Green Program: Gail Fasset reported that there is a new green metal box for the Sunshine Acres aluminum; a third co-mingles bin will be added; put shredded paper in tied plastic bags in the correct bin.

Maintenance: Don Fourcade stated that the fountain was repiped by Jim Bonnell and a new pump was purchased and installed. There are over 140 locks to keep in working order and replace keys when lost. The property line between the Homeowners Association and Country Club has been resolved.

Publicity: Carolyn Agee thanked the people who delivered the telephone books in February, also thanked Don Ryan for being at the Elson Building at 6:30 in the mornings for Round Up deliverers.

Pool and Fitness Center: Cheri Whalen reported, in the absence of Linda Lewis, that there were over 3600 signed-in users at the pool. Ten hi-rise chaise lounges were delivered. She thanked the volunteers who are helping to maintain the area. She asked men to do their “beauty treatments” at home because it has stained shower floors. Linda Lewis is working with Jim Bonnell to assess the near and long term pool infrastructure needs that may be in the near future. The Fitness Center had over 1050 users in February. Two new fitness bikes were delivered. There will be a contest for the oldest participant. There are no current group exercise classes, but hope to resume next season. There is a need for a summer volunteer for the Fitness Center.

Security: Jim Dorrance and Gene Gimer did three surveys with a City of Mesa radar gun which showed many drivers traveling over 28mph. The speed cushions require cars traveling at 33mph to qualify. There will be four counters each on Hermosa Vista and 56<sup>th</sup> Street beginning March 18. There were 35 calls for doors open, nine vendor complaints, three prowlers, two yard art stolen, one lost and found dog, one stray dog, and one attempted theft. He thanked the Bicycle Club and the Monday Night Social Club for the \$100 donation from each.

Unfinished Business: A new auditor, Reginald Brooks has been hired to complete the audit by June 30.

New Business: (1) A new HOA accountant, Reginald Brooks, has been hired due to the resignation of Mr. Prather effective March 2. He served the HOA for many years.

(2) The new legal counsel is Maxwell and Morgan.

(3) P.E.S. has been hired to do late night to morning summer security. The random patrolling has been increased from 2008.

(4) The Reserve Fund Study will be done by Great Boards who will do an extensive inventory of every component that the Homeowners Association owns and estimate the cost to replace the items. The report will be available for residents to review.

Open Forum: Roger Evans #1539: have there been any accidents or pedestrian injuries? Answer: two in the past. Dick Batten #409: of the people stopped, how many lived here: Answer: two from out of the community. Dick made comment about golf cart drivers not looking for cars when going out of the parking lot and not stopping at stop signs. Donna

Richardson #1359, AWCC treasurer: will take the concerns about the golf cart drivers to the AWCC board; the restaurant in the new building will be open to the public; offering one-year golfing rights to the country club that does not have a membership tied to the property. They will be available for \$1800 until the end of October and will be for a calendar year. Joice Lang #1205: has the AWCC reimbursed the \$10,000 loan from the HOA for the wall around the well by the Library? Answer by Jim Bonnell: there was not a loan, it was an agreement between the two boards that the AWCC would pay the cost of the wall around their site and the HOA would pay the cost of the wall around their site. The work was completed and the AWCC paid their share. Gail Fasset #494: the Sunshine Acres bin is for aluminum cans only. Tom Finger #1145: call Sunshine Acres if residents want to recycle scrap metals. Norm Story #144: a question for Mr. Dorrance, to qualify for the speed cushions it needed a certain percentage of speeders; he wasn't implying we do that to meet the criteria? Answer: NO, it would be illegal. Lynn Reese #935: concerned we are not following our rules and regulations regarding the 10% increase in annual dues; non-accountability in the purchase of the bank (Administration) building; the swimming pool contract cancelled; the walls around the two wells; feels the transfer fees are illegal; feels there should be monthly publication of all checks issued; feels there needs to be better control of the Round Up; feels there should be twelve monthly board meetings; feels budgeted attorney fees are too high.

Adjourn: A motion was made and seconded to adjourn the meeting at 8:45 p.m. The motion was approved.

Carolyn Agee  
Secretary