

Apache Wells Newsletter

November 29, 2007 Issue 74

Meet the Candidates Meeting

Wednesday, December 5, 3 PM Apache Hall The introduction of the candidates for election to the Apache Wells Homeowner Board on January 2, 2008 has been changed from the December Homeowners General Meeting to this meeting. This will provide more time to be spent with the candidates without other distractions. This is your opportunity to hear their comments and for you to ask them questions.

Nominations

The nominating committee presented and the Homeowners Board approved the following names for the January 2, 2008 election.

Jim Brockman, Don Fourcade and Sandra Johnson

Candidates for nomination by petition are accepted until December 2, 2007. As of the date of this newsletter, the following petitions have been received or are pending:

Mary Ann Brookover, Joice Lange, Cheri Whalen, Judi Teague, Liz Mangini and Ray Green.

Litigation

The settlement conference ordered by Judge Hicks has been concluded. There was no agreement reached. **Mr. Stromme** has filed another suit against the Homeowners Association regarding Judge Downie's decision regarding the Transfer Fee.

Events

November 30, 7:30 AM Room D – Weight-Watchers Informational Meeting. 20 people needed to have an on-going group. Meetings will start Dec 7, same place.

December 3, 2007 is the cut-off date for any changes in your telephone book listing.

If you are a new resident or have changed the information in your listing, be sure the Homeowners Office has the correct information before this date.

December 12th 5 PM – **Apache Wells Restaurant** – **Singles Get Together** - **Patch Black** and **Carol Harris** along with others are hoping to start a Singles Group here at Apache Wells. Anyone interested is invited to join them at this first get together.

About December 13th – **Bev Fourcade** would like to organize a group to see the Christmas Lights at the Mormon Temple. Contact Bev at 981-6152 if interested.

Planned in January – A **Shingles Clinic**, if enough people sign up. The clinic is not guaranteed unless we have 10 people prepaid for the vaccine. The cost is \$190. It is not covered by insurance. Reservations are required. To register bring a check for \$190 made out to HealthLogic to the office.

Is your mailing address correct?

Arizona law regarding homeowners associations requires that an absentee ballot be sent to all residents for all elections. The ballots for the January 2 election will be mailed shortly. The only way that the office knows what your current address is for mailing ballots, or any other important information, is what you have provided them. The sign-in sheet and the departure form are the only means the office have to know where your mail should be sent.

Homeowners Board Action

The following actions were taken at the November 15th Homeowners Board Meeting:

Approved **Bob Resset's** motion for the paving of the parking area next to the Elson Building, a walkway from Gayridge to a line south of the Library, next to the hedges, and the alley behind the library and meeting rooms, up to the Gazebo area. This does not include the ballpark parking area. This is to remedy the EPA dust control problems.

There will be a new bulletin board installed at the Administration Building to the left of the entrance.

The old Homeowners Office has been assigned to the Quilters. This relieves pressure on usage of Room D and allows the Quilters to conduct classes.

Discussed a suggestion by **Bing Miller** that the office begin storing all Association documents on electronic media as of January 1, 2008, to provide quicker access and relieve the space requirements of storing hard copies. Older records would be scanned at a later time as the system is established.

A committee is looking into improving the equipment in the Exercise Room by going to a leasing program.

Beautification

Some of the antique carts that have served so well are becoming beyond repair. If you have a golf cart that you would like to donate they would welcome your contribution.

Thank You Beautification Angels at Work

"We want to give a huge Thank You to the Beautification Crew that came to our house on Saturday Nov.17 and trimmed the shrubs at our home. Ray was hospitalized after having a heart attack on Nov. 9 and a triple by-pass. He made it home for Thanksgiving and is on the mend. Visitors are always welcome." **Jo Murphy**

Obituaries

Viola Olson – November 8

Harry G. Monmirth 79 - November 15, in Scottsdale, burial Enterprise, West VA

Richard L. Johnson – November 26

November 13, 2007 Homeowners Meeting Minutes

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APACHE WELLS HOMEOWNERS GENERAL MEETING – NOVEMBER 13, 2007

Meeting called to order at 7pm by President Marv Stoll. Board members and Directors were introduced. All Board members were present.

Secretary's Report: President Marv Stoll stated since the October 9, 2007 General Meeting Minutes had been posted and available for public review, the Minutes would not be read. With no comments or corrections noted, Minutes approved, to be filed in the record book.

Treasurer's Report: Irv St. John gave the Treasurer's report that was approved, to be filed for audit.

Checking Account		Savings Account	
Balance 10/1/07	\$ 62,438	Balance 10/1/07	\$ 11,713
Deposits	48,222	MM Interest	5
Disbursements	<u>55,856</u>	3 CD's \$50,000	<u>150,000</u>
Balance 10/31/07	\$ 54,804	Balance 10/31/07	\$ 161,718

Total Funds 10/31/07 = \$216,523

~ Irv wanted to acknowledge those who worked so diligently on the Budget Committee, it's a difficult job. With the Transfer Fee now allowed, that helped keep the increase in monthly dues under 10% for '08. Budget Committee will present revised Budget at the next Board Meeting – thanked the committee members and Enga for their assistance.

Committee Reports:

Pool: Ernie Shoults reported usage for the pool 1350 signed in. Discussed various items regarding conditions of the pool and hot tub. Stated he couldn't find anything regarding any major violations – inspector was here in October and never mentioned any violations, doesn't understand why all the concern with the hot tub. Regarding cleaning contract – if doing such a bad job, then cancel the contract and get some other cleaners. Thanked Bobby Golden for her help cleaning. Exercise Room usage 450 signed in – another area that he doesn't understand why all the need for a bigger facility – according to usage, looks like about 15 a day using - most someone saw in there at one time is 8 people using equipment. Thanked the Swans and Polar Bears for cleaning the pool tiles – said they should be treated to breakfast for their help.

Architectural: Jim Bonnell reported 5 sales/inspections in October – calling ahead to check before work is done to be sure what CC&R's allow – call before you get a work permit and a committee member will come and check and work with you to be sure you are in compliance with rules and regulations. Thanked everyone for their cooperation.

Maintenance: Bob Resset reported expenses for October \$405 just run of the mill miscellaneous items – Y-T-D = \$10,866 – under budget. An itemized list of expenses is available. Mesa Fire Dept. inspected for code compliance – some violations noted – illegal extension cords in use, fire extinguishers expired, and several room occupancies adjusted 50 to 49 that will work to our advantage. Thanked Don Fourcade and Don Voita for their help correcting some of these items already. Everything else is in pretty good shape.

Activities: Bev Fourcade introduced herself as new Activity Director. Thanked Dee Miller for the successful Welcome Back – Dee and her committee did a very good job. Craft Fair is Nov. 24 9am to 1pm – Rooms A & C, spent time in the office signing up crafters – some new vendors

this year. Library will hold Bake and Book sale during Craft Fair – Bike Club will do morning coffee/donuts –in need of a group to handle lunch that day, contact Bev asap if interested. Sunshine Acres kids choir will entertain at the Dec. General Meeting – Jan Stitch and Kris Hansen will be taking over the Fund Drive in January. Need donations of cookies, candy for Goodie Bags (about 80) for the kids for Christmas. Pot Luck Nov. 30 – Weight Watchers coming back and will have sign-ups 11/30 7:30am. 12/1 Stitchers will meet – call Bobbi DeGeer for meeting location. Marv also thanked Dee Miller for her help handling the Welcome Back.

Beautification: Tom Finger reported that the winter crew has returned and catching up. Need donations to start replacing some very old equipment (some golf carts 40yrs old). Entrance fountain is working fine. Bob Toney donated Warrior – thanked Tony Pasula for help with installing. Additional dumpster in place for newspapers – be sure to breakdown all cardboard cartons – phone books ok to recycle. Don Gruber now monitoring recycle area. All shredded

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documents must be bagged! Revenue from aluminum cans = \$4,707 – Sunshine Acres thanked AW for these donations – aluminum recycle box is being modified for easier access for the kids.

Arbitration: Tom Finger reported 108 valid concerns – 5 still open, mostly yard weeds, absentee owners. Complaint letter with pictures sent to owners (some ignored) before fine accessed. Need reliable caretaker.

Security: Nothing reported – no one available.

Marv Stoll stated that in 2007 – Apache Wells donated over \$21,000 to the Sunshine Acres Fund Drive – we are a very generous community. Also addressed this year Candidates for Board of Director election, introductions will be handled differently. There will be a special meeting held – **December 5th at 3pm in Apache Hall to meet all the Candidates – there will be an Open Forum for Candidate Questions and Answers.** Thanked Marv Larson and the Nominating Committee for their work in selecting the 3 nominated candidates. The nominated candidates will be announced at the Board Meeting Nov. 15.

OLD BUSINESS:

Pool and Hot Tub issues covered by Ernie Shoults in his committee report.

NEW BUSINESS:

1. Nominating Committee will present names of nominated candidates at the Nov. 15 Board meeting.
2. This year it will be the responsibility of the Nominating Committee along with the Vote Committee to establish procedures regarding how '08 election in January will be handled.
3. Budget Committee will present the final '08 budget at the Nov. 15 Board Meeting. All groups were requested to have budget requests back by Oct. 1st - lots of missing information – Budget Committee needed to go back to some groups and request clarification and itemize what funds were being requested for – after meeting on numerous occasions, the Budget Committee did an excellent job and completed their review.

OPEN FORUM:

- No 3x5 card questions presented.

Meeting adjourned at 7:40pm.

~ Resident very vocal and called out how could this meeting be adjourned without a Motion – stated Board was not following Roberts Rule.
~D. Heron #1345 – Addressed Mr. Chairman – I would like to make a Motion that this meeting be adjourned. Motion made and seconded and audience responded – YES. Meeting closed.

Respectfully submitted,

Linda B. Wood, Secretary

November 15, 2007 AWHOA Board Minutes

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APACHE WELLS HOMEOWNERS BOARD MEETING – NOVEMBER 15, 2007

Observers: Barbara Fancher #1471, Lois Stevenson #1056, Dee Miller #62, Jerry & Sherry Graves #1449, Mickie Jung #1437, Bobby Golden #1106, Joice Lange #1205, Kay Boddy #115, Elsie Fugman #207, Mark Bany #256, Judi Teague #196, Gene Wedic #620, Walter Broden #536, Cheryl Shadle #1147, Colleen MacEachern #1117, Sharron Miller #905, Joe Hahn #1104, Phil White #1131, Kaira Daughton #263, Carolyn Agee #415, Marv Larson #848, Kit Fremouw #100, Jess Stinnett #118, Don Fourcade #299, Steve Daughton #263.

Meeting called to order by President Marv Stoll at 8:25am. All Board members were present.

- **Before meeting Agenda reviewed and approved, President Marv Stoll announced an emergency Executive Session would follow after this meeting – all Board members were invited to attend.**

Meeting Agenda: Board members present were asked to review and approve meeting Agenda. Motion made, seconded and all board members' present approved agenda.

Secretary's Report: Motion made and seconded to dispense reading Minutes of the November 1, 2008 Board meeting and approve – all Board members present approved. Minutes to be filed in the record book.

Treasurer's Report: Irv St. John gave the Treasurer's report. Motion made and seconded to approve report – all Board members present approved, report to be filed for audit.

Balance Checking 11/1/07	\$54,804	Balance Savings	\$ 11,713
Deposits	30,997	Int.	9
Disbursements	26,250	MM Bal.	5
Balance 11/15/07	\$59,552	3 CD's \$50,000	150,000
Total Funds 11/15/07 = \$221,311		Balance	\$216,522

Enga's Report:

Colleen Clappitt will be assuming Library responsibilities for Babe Sampson, who moved back to ND. Library wants to keep monies collected for use of copier to purchase supplies etc. Lease charge for copier = \$865/yr – Revenue generated from copies made = \$733 – no profit (HOA subsidizes the copier for Library, possibly increase charge to make copies vs HOA subsidizing). Options will be presented to Colleen. Motion made and seconded to further discuss options – Motion approved.

Artist Group has 10wk drawing class scheduled – request permission to use Library Meeting Room on Thursdays for class – Board advised that Artists should check with Bev Fourcade.

Committee Reports:

Pool: Jo Gregory wanted to address comments made by Ernie Shoults at the General Meeting regarding usage at pool and exercise room and his comment why build a new facility when HO is operating ‘in the red’. Jim Bonnell further commented that some residents are using out of the park exercise facilities because we have bad equipment, the room stinks, showers need replaced – it’s a 40yr old facility, Bing Miller further commented in order to improve attendance – it’s not attractive to people – that’s why low turnout –it needs improved. Jo Gregory addressed the ‘everything ok comment’ = inspection on 10/18 regarding pool and spa issues. Spa issues – 5 violations – acidity level off – alkaline level off – hose bibs – chairs on the restaurant deck – sewer pipe outside fence area – routine inspection to correct these issues – sent copy of report to Foster Pool – Jo prepared a write-up. Should talk to CC regarding restaurant chairs on deck too close to fence – Bing Miller suggested a letter be sent to the CC to address that issue. All

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inspection issues given to Ernie Shoults to take care of. Maricopa County inspection report dated 10/17/05 outlined we had 24mos. to take care of issues and if failure to do so, immediate suspension of our pool permit. Ernie Shoults stated he asked for inspection report – he didn’t have that report. Get everything in writing – all the specifics – Bing Miller commented it is poor policy to address stuff without Board sanction. Get an environmental expert here and have the Board meet with this expert and find out exactly what we need to do and how we need to address these issues. Ernie Shoults authorized to set up a meeting and advise.

Mickie Jung (volunteer cleaner for the pool/dressing rooms) asked to address issues she has with shower room cabinets – very unsafe and mold problems. Mrs. Jung was authorized to obtain estimates regarding several types of replacement cabinets. Mrs. Jung further stated the need for better night monitoring at the pool. Liquor found in lockers. Cleaning contract needs to be readdressed. Ernie Shoults requested to obtain comparison bids (3 companies) everything spelled out including supplies i.e. paper towels, toilet paper etc. – people in park cleaning vs. professional companies – have every thing spelled out and in place before current contract expires (3/1/08). Ernie Shoults requested to draft a new contract and present at next Board meeting for review.

Architectural: Jim Bonnell presented clarifications for FENCE & PARKING regulation regarding rear yard fence heights and parking spaces in front setback on any lot. Motion made and seconded to approve changes and be added to the Architectural Rules regarding rear yard fence heights and parking spaces in front setback on any lot as redefined – all Board members approved. Ernie Shoults asked if Grand fathered, Jim Bonnell replied NO – not how the rules read and these rules will be strictly enforced.

Maintenance: Bob Risset reported same as what he reported at the General Meeting. Fire inspection was good and basically we are in compliance.

Activities: Bev Fourcade not present.

Beautification: Tom Finger reported winter crew returning. Eucalyptus tree trimmed, arborist reported tree is healthy and should be kept trimmed regularly. Switch burned out on old ’74 golf cart - \$300 for used part replacement or \$400 new. Still checking. Looking for donations of good used carts – will sell all old carts if we get any good used donated replacement carts. Addressing borrowing equipment – need to find a good used gas four- wheeler to haul the water tank.

Arbitration: 108 valid complaints ’07 – 5 still open mostly yards with weeds. Free standing shed complaint – must be removed. Cat complaints – can’t trap anymore - \$96 to dispose of them with animal control.

Publicity: Nothing to report.

OLD BUSINESS:

1. **Budget** – Irv St.John highlighted – monthly dues will be raised to \$41 in '08 (6.5% increase). Transfer fee money put back in budget (release letter to be sent to Title companies with certified copy of Judges letter). Considerable time spent working on budget – each organization was asked to give specifics for requested funds – some discrepancies found and fixed. Budget Committed recommended when dues increase, the notification letter include a copy of the approved Budget be sent to every homeowner. Those on SurePay will not need to notify HO office, this can be done automatically. Ernie commented on outside Security – new contract will be address in the Spring – will need to revisit – with those leaving the Board this year - new Board members will need to review, likewise Dust control is another issue and increasing Capital Improvement funding. Legal expenses - \$60,000 – nothing settled on lawsuit yet – spoke with attorneys and if nothing resolved – we will still need money to cover ongoing suit – Insurance Company on E&O claim only – still have to budget anticipation what could happen. Motion made and seconded to **THESE MINUTES ARE UNAPPROVED FOR INFORMATIONAL PURPOSE ONLY SUBJECT TO CORRECTION**
accept Budget – all Board members approved. Marv Stoll thanked Irv St.John and the Budget Committee for their efforts and time spent reviewing.
2. **Beauty Shop Lease Renewal** – Marv Stoll stated that with Enga's help - current lease for the beauty shop was reviewed. This is a valuable business service to our community. Propose small increase over last contract – contract is for 3yrs. Now paying \$565mo. plus water – increase to \$600.mo plus water. New contract will be presented to shop owner – will advise at next meeting. Motion made and seconded to accept contract as proposed and present to shop owner – all Board members approved.
3. **Bulletin Board** – Bob Resset has estimate from Fast Signs for 48"x36" = \$747 or 60"x36" = \$902 (waterproof but not sure if lighted) would be installed in the outside ATM spot at the new Admin. Office. Old board is not waterproof – could work as an Activity Notice board – remove glass and use as bulletin board. Motion made and seconded to purchase 60"x36" enclosed bulletin board for outside new Admin. Office – all Board members approved.
4. **Exercise Room** – Joe Hahn shared information – about 1 – 1 1/2yrs ago Advantage Fitness came and recommended leasing new exercise equipment. What we have is obsolete and dangerous. Leased equipment could be phased in over 2yr program; re-arrange room and stop accepting donated equipment. We should be using professional Senior Citizen equipment. Suggested the former Fitness Committee be re-established and begin addressing these issues again (i.e. visit other Parks and see how they operate their exercise facility and present 2 or 3 proposals). Colleen MacEachern who was present was asked to work on this project again along with Cheri Whalen (both ladies were previously members of the original Fitness Committee) and report back to Marv Stoll when information was available.
5. **Blacktopping Estimates** – Bob Resset introduced Dub Ferrell who provided an overview of the blacktop paving project – this project is needed to remedy the EPA dust control problem we have – proposal would be for paving parking lot by the Elson Building, walkway from Gayridge to a line on the south wall of the library, *alley behind the strip mall to the Country Club (*this area would be contingent on an easement from the Country Club). Paving of ballpark parking lot not included – just the walkway area to Gayridge. Motion made and seconded to obtain additional bid to include easement area of Country Club, and proceed with project as presented – all Board members approved.

6. **Library Committee** - Motion made and seconded to add Colleen Clampitt, Chairman and Bobbi DeGeer, Treasurer to replace Babe Sampson and Pat Smiley respectively – all Board members approved.
7. **Disband Construction Committee** – This committee no longer needed – all bank accounts have been closed – Motion made and seconded to disband – all Board members approved.

NEW BUSINESS:

- **Nominating Committee Presentation** - Marv Larson presented the slate of candidates nominated by the Nominating Committee to run for the Board in 2008 – Nominating Committee submits the following candidates:

James Brockmann

Don Fourcade

Sandra Johnson

(Ernie Shoults questioned whether these candidates volunteered to run or were they asked to run – Marv Larson replied it was a combination of both – 8 candidates were interviewed out of the 20 approached, many were well qualified, however lots were not interested due to controversy that has transpired over the last year or so. Motion made and seconded to accept the 3 candidates nominated by the Nominating Committee – all Board members approved.

(Any objections...)

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(*Note – Kay Boddy asked – Why 3 – is this a decision of the Committee – Marv Larson addressed and advised there has also been 1 petition received at this time – Ernie Shoults wanted to know why not more – Marv Larson replied – there can be.

Barbara Fancher asked – How decided – Marv Larson replied by interviews – not because friends of Nominating Committee members.

- **Record Retention** – Bing Miller addressed and gave overview how possibly to handle. Spoke with Enga – now keep everything in hard copy form – many many boxes in storage – Bing Miller suggested to the Board – effective 1/1/08 records be scanned into the computer for storage on CD disks – he thinks cost less than \$1,000 out of operating budget – all documents be scanned into the computer not stored in boxes etc. – would make for a more efficient office – better storage space – purchase a software package – have our outside IT people help set it up – and going forward from 1/1/08 begin scanning documents into the computer for storage retention rather than kept in boxes. Older documents and records could be scanned at a later time. Motion made and seconded to proceed (Bing Miller will coordinate with Enga and advise at next Board meeting, price and training) – all Board members approved.
- **Don Fourcade Letter** – Wanted to address items that must be taken care of with regard to the recent Mesa Fire Dept. inspection – we have 30 days to comply. Estimated costs to take care of repairs of the Fire Dept items approx. \$3,000. Stated paying behind the Library would definitely fix the previous flooding issue.
- **Room for Quilters** – Don Fourcade requested on behalf of the Quilters the need for their own room – currently share Rm D with Travel Rep. and Artist Group and run into schedule conflicts (could Quilters possibly use the old HO office) they also need more space in order to conduct classes). Motion made and seconded Quilters be assigned old HO office for their use and to conduct quilting classes – all Board members approved.

Motion made and seconded to adjourn this meeting, take a 15min. break and reconvene in emergency Executive Session – All Board members approved.

Board Meeting adjourned at 10:30am to go into emergency Executive Session after a 15min. break.

Respectfully submitted,

Linda B. Wood, Secretary