

UNOFFICIAL SUMMARY OF
Apache Wells Board of Directors Meeting
October 7, 2010

PROPERTY OWNERS CONCERNS:

Topics discussed: New transfer fee law implications, detailed summer crime incident reports for year-round homeowners, formation of an Apache Wells Gun Club based on Leisure World Gun Club, recurring summer pool problems, hiring a summer pool person, use of volunteers for pool maintenance, weeds in pool area, replacement for Wally Fugleberg, who recently passed away. The Board thanked Mickie Jung for her efforts in maintaining the pool area in the summer.

CALL TO ORDER: Meeting was called to order at 8:00AM by President Paul De Mond.

Present: Paul DeMond, Walt Winder, Don Fourcade, Carolyn Agee.

By phone: Sandra Johnson, Cheri Whalen, John Seader, Dale Teich, Barbara Bastedo.

APPROVAL OF AGENDA: Approved unanimously.

APPROVAL OF MINUTES: April 1, April 5, April 27, May 28 and July 22 Approved unanimously

TREASURER'S REPORT: Babs Bastedo presented her report. The report will be filed for audit.

ENGA'S REPORT

1. 8 properties are currently in foreclosure with 4 owing money to the association.
2. Painting and floor stripping projects are complete and remodeling of the administration Building Meeting Room is nearing completion.
3. It was recommended that the country club have a pool gate access card on hand in the event that there is an emergency in the pool area. Will contact AWCC.
4. A homeowner has recommended that "Apache Wells is a 55+ Community" signs be placed at street entrances to inform people who would not qualify to purchase a home. If enacted it would require City of Mesa approval.

COMMITTEES/CLUBS

1. Governing Documents and Review: Cheri Whalen reported the committee has received amended copies back from Attorney Charles Maxwell with his recommendations. The committee will review them at their November meeting. Date: TBA.
2. Election Committee: Carolyn Agee reported that Election Day would be January 11, 2011. Homeowners will have 2 days to pick up ballots in the office and the rest would be mailed out. Currently there are 3 candidates running for the Board. Nominations are still open. Contact Donna Batten at 480-854-2132 if interested in throwing your hat into the ring.

UNFINISHED BUSINESS

1. Signage for Activity Complex: Sandra Johnson will address this issue in November. Date TBA.
2. Website: Cheri Whalen announced that 3 HOA website providers were looked at, but that her committee is leaning towards "Association Voice". This company would provide all the features that are necessary for a website that homeowners would be proud of. The Computer Club would handle administration of the site with additional volunteers to handle maintenance of the site. Revenue could be produced through coupons and advertisements from area businesses.

NEW BUSINESS

1. Outside Security: Blackstone Security, which handled summer security from May 1 – September 30, has offered to cover the summer of 2011 for the same 2010 rate of \$27,000. D.J. Martin of the Apache Wells Security Patrol praised Blackstone for outstanding work this past summer.
2. Transfer Fee Resolution: Due to a new state law concerning transfer fees, the Board voted 5-4 on a resolution to reduce the \$950 transfer fee to \$500 on the recommendation of their attorney Charles Maxwell. Attorney Maxwell did not recommend keeping the \$950 fee. Maxwell went on to say that even the \$500 fee could be challenged. For more details on the new law and its ramifications, visit www.saveapachewells.com.
3. Fire Inspection: Don Fourcade said the number of inspectors has been greatly reduced by the City of Mesa due to budget cuts. Following some corrective measures by Don and his crew, Apache Wells is now in compliance.
4. Rental Fee for Rooms: Carolyn Agee proposed the charging of rental fees for our community meeting rooms. Her recommendation is a \$50 fee for groups NOT sanctioned by the AWHOA. This recommendation was tabled.
5. Property Management: The Property Management Committee was dissolved by Board President Paul DeMond. He thanked the committee for all their hard work, but stated that it was too expensive.
6. Budget Carryover: a number of items that will not be taken care of in 2010 will be carried over to 2011.

ADJOURN: The meeting was adjourned at 10:30AM. The motion was approved unanimously.

Bob Teague #196

From notes taken at meeting