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**APACHE WELLS HOMEOWNERS MONTHLY MEETING  
TUESDAY, APRIL 8, 2008 - 7:00 PM**

**PROGRAM:**

President Miller addressed the HOA members. He asked Lela Lair, representing the Quilting Club to come forward and comment on the video presentation. Leah explained that the quilters group at Apache Wells made over 200 quilts for Banner Children's Oncology Hospital. The group has made 234 quilts. Their goal is to make 400 by February 2009. Any monetary donation or fabric for the project would be appreciated. President Miller complimented the quilters on their fine work and dedication to children. Pres. Miller then introduced another group in attendance, the Apache Wells Woodworkers. He congratulated them on their fantastic fundraiser. The group's President, Walt Plavjanich spoke to the crowd about their Pancake and Sausage Breakfast. The group recognized Cheri Whalen, Jo Gregory, and Sandra Johnson for their help in implementing and organizing the event. The ladies were presented with certificates of appreciation, bouquets of flowers, and gifts made by Charlie Bogart on behalf of the Woodworkers. Walt also thanked the community for their outstanding support in raising over \$4500.00 enabling them to purchase the Safety Stop Saw for the Woodshop.

**CALL MEETING TO ORDER:**

President Bing Miller called the meeting to order at 7:09 PM. He asked for a motion to approve the meeting agenda. Jim Tilbe, Lot #922 made a motion to approve the agenda. Charlie Bogart, Lot #596 seconded the motion. The membership approved the motion.

**INTRODUCTION OF DIRECTORS:**

Bing Miller, President. Cheri Whalen, 1<sup>st</sup> Vice President. Tom Finger, 2<sup>nd</sup> Vice President. Sandra Johnson, Secretary. Irv St. John, Treasurer. Don Fourcade, Director. Jim Bonnell, Director (absent). Jo Gregory, Director. Ernie Shoults, Director.

**MINUTES OF LAST MEETING:** The minutes of the last meeting were available for the membership. President Miller asked for a motion to approve the minutes as presented. Sharon Tilbe, Lot #922 made a motion to approve the minutes as presented. Joan England, Lot #575 seconded the motion. No discussion. The membership approved the motion.

**TREASURER'S REPORT:**

Irv St. John gave the Treasurer's report. The larger items making up disbursements include: Purchase of two \$50,000.00 CDs; Down payment on Shower Room Floors - \$2545.00; Concrete by Activity rooms - \$3700.00; and a treadmill for Exercise Room - \$4554.00. The Jan.-Mar. Profit and Loss Statement is available at the HO Office.

Beginning Checking Balance	\$194,763.97
Savings Account Balance	\$ 13,651.41
Deposits	51,068.12
Deposits	151,296.44
Disbursements	<180,570.74>
Interest	42.91

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Disbursement	<100,000.00>
Ending Checking Balance	\$ 65,261.35
Ending Savings Balance	\$ 64,990.76
3 CDs @ \$50,000.00	\$150,000.00
<b>Total Operating Funds 3/31/08</b>	<b>\$280,252.11</b>
<b>Total Reserve Fund – CD</b>	<b>\$ 50,000.00</b>

#### **COMMITTEE REPORTS:**

**SWIMMING POOL:** Jo Gregory gave the pool report. Jo stated that 3169 people signed in during March at the pool. Total for 3 months would be over 6000. There have been no major problems with the pool recently. Pool Rules are on Page 8 of the phone book. Extended Pool hours during Thanksgiving, Christmas, and Easter for children. Normal children hours apply during Spring Break. Our insurance policy for the Hot tub starts at age 18. No children under age 18 are allowed in the Hot tub. Mickie Jung has kept track of pool attendance over the past year and has resigned as of April 1<sup>st</sup>. She has done a marvelous job. The position has been covered for the summer but in October a volunteer is needed. If our pool is closed during construction our residents will be allowed to use the pool at The Village. Spa remodel will start April 11<sup>th</sup> to bring it up to Maricopa County Code. The size and location will not change. Six noodles have been replaced and blue covers have been put on the railings. The first quarter expenses for the pool and workout room have been \$3,000.00 higher than last year. \$2,000.00 of that has been for gas and electricity due to unseasonably cooler weather and increase in prices.

**MAINTENANCE & ARCHITECTURAL:** Don Fourcade, also reporting for Jim Bonnell, stated that there would be some extensive work done in the pool pump room. Lockers out of women and men's shower rooms have been renovated and will be reinstalled. The tripping hazard in front of activity rooms has been resolved but there is another 60 feet to the North that needs to be addressed. New water hose and reel need to be purchased for the pool. Some issues with lighting that the Country Club has supplied and a temporary fence need to be addressed when the building comes down. Landscaping materials will be removed. A land swap with the Country Club to straighten out the property line between the pool and their building before putting up new fence is being worked out. Problems with locks continue due to high usage.

**EXERCISE ROOM:** Cheri Whalen reported close to 1000 sign-ins last month. New treadmill is in place. Cleanliness issues in exercise room and shower rooms will be brought to attention of cleaning service. Comments can be posted on the Cleaning Service checklist located between men and ladies' shower room. We are looking at upgrading more equipment in the coming year. The work of re-glazing the showers and tiling floors will begin April 10th. Cheri Whalen recognized Mickie Jung for her efforts in this area. Contact Dorie Ray if problems during summer with shower rooms or exercise room.

**BEAUTIFICATION AND ARBITRATION:** Tom Finger stated there were 36 arbitration complaints in 2008. Eleven remain open, mostly yard violations. Weeds are a problem. Mr. Finger warned residents about hiring door-to-door solicitors. Do not pay up front for any work you have done. He also asked for volunteers to form a Consumer Advisory Group who could provide information about reliable service people.

Beautification has about 100 volunteers that work when they can on Saturdays. Residents provide food and funds for these volunteers. Beautification volunteers were asked to stand and be acknowledged. Please report to HO office anyone abusing usage of recycle bins. Telephone books can still be put in recycle bins.

**PUBLICITY:** Ernie Shoults had nothing to report.

**SECURITY REPORT:** Don Martin reported a person on the golf course with a gun this month, still waiting for Police report. There were sheds and garage doors were left open. Please call Security if you have Door-to-Door Solicitors. Other events included: 3 welfare checks, 1 abandoned vehicle, and 3 alarms system checks. Don recommended checking automatic outdoor lighting to be sure they are working.

**OLD BUSINESS:**

**\*AD HOC COMMITTEES:** Pres. Miller announced the members. Those on the **Management Committee** include Barb Otto, Charon Johnson, Jim Brockmann, Sharon May, Liz Mangini, and Judith Teague. They have had a couple meetings and will be going to Sunbird to interview their management. The other committee is the **By-Law Committee**. It consists of Julie Couture, Jackie Fretwell, Bob Heaton, Ed McMenomy, Jim Tilbe, and Gene Wedic. They have an appointment Thursday with law firm of Jackson-White to review what has been done and what needs to be done with respect to our CC&Rs and bylaws. The eight amendment proposals introduced by Judith Teague and authored by Walt Stromme will be reviewed at this meeting and be one of the first to be addressed by this committee as to suggested by-law changes. Hopefully, these committees will have some results by November or December.

**\*SHOWER ROOMS/SPA:** Pres. Miller announced the work on the shower room areas would begin on April 10<sup>th</sup>. The spa work will begin April 11<sup>th</sup>. Please make note of these dates.

**\*SPEED CONTROL:** Pres. Miller talked with Joe Draper, Traffic Safety for our District in City of Mesa regarding speed humps or bumps primarily for 56<sup>th</sup> Street and Hermosa Vista. Mr. Draper stated those streets are fire routes and neither of those deterrents could be used on those streets. The City has a speed/radar gun that could be loaned to the community for Security Patrol to monitor traffic. If we would present to them the information along with the license plate number they would send out a cautionary letter to violators. We will work with the Security Patrol on doing this. The other means is a speed trailer to set up on 56<sup>th</sup> Street to clock speed. Wolt Broden, Lot #536 stated that a speed trailer had previously been used and was very successful. Pres. Miller stated we would work on this as well. He reminded residents to do their part by slowing down.

**\*SUMMER SECURITY:** Pres. Miller informed the residents that the Board of Directors has reconsidered their decision on hiring outside Summer Security. The committee will be meeting with the security company and a contract will be signed for random summer security.

President Miller announced that during work on the shower rooms and spa the outdoor pool shower will be in operation and the restrooms south of the Gazebo will be open. Don Fourcade asked for a volunteer to open restrooms during this time period. Mickie Jung volunteered.

**NEW BUSINESS:** None

**OPEN FORUM:** Pres. Miller asked for comments or questions via cards. Walt Broden, Lot #536, informed the group of a garbage can in front of a vacant residence that contained plastic covering stripped from copper wire. He asked if others see it again call the police. A card from Arlene Dunn, Lot #1094, questioned how many homeowner lots the pool usage numbers represent. She asked for the same information for the baseball field and exercise room. The information was not available. She then asked whether people are required to sign in with their lot numbers. Cheri Whalen responded that usage is tracked by members and guests but not by repetition of lot numbers. A card from Joan England, Lot #575, commented on problem with card reader at exercise facility. Cheri Whalen and Don Fourcade stated that card reader has been replaced. Cheri asked that users be sure door is closed when leaving. A card from John Seader, Lot #418, commended the Country Club for going ahead with their building project. He wondered if the HOA could be polled as to participating in this new building. He also complemented the Homeowners Board for a great job, stating his appreciation. President Miller addressed the cooperation between the HOA and Country Club boards and stated Don Fourcade will be the HOA liaison with the CC during the building project. The Boards talked about the concerns with the swimming pool. The Board is checking with our insurance company on a perils endorsement to protect the pool during construction. As for the building, they discussed some possibilities for separate utilities and common lot line surveyed in if a portion of the building at a later date would be sold to the HOA along with additional lands to make the hall bigger and to build a fitness center. But, it is not actively being negotiated at this time. Walt Winder, Lot #1429, commented on his past service to the community and the changes being made to the election procedure. Ray Green, Lot # 46, commented on changes over the last five years regarding number of homes for sale, amount of monthly assessment, transfer fees, community improvements, HOA financial condition, and property values. He questioned the Board if this trend will continue or if there was some other plan. Pres. Miller commented on the HOA financial condition, the economy, and the real estate values. He then stated that the community needs to manage the assets we have to keep them up-to-date and operational and that we don't have control over the real estate market slump. Pres. Miller reminded the members that this is our last meeting in this facility. Jim Tilbe, Lot #922, commented on home values during years he has been a resident. He also commented on the continuing conflict between the Homeowners and Country Club. He asked the membership for cooperation of the two combined organizations.

**ADJOURN:** Pres. Miller asked for a motion to adjourn. Grace Hinman, Lot #1362, made the motion to adjourn. Norm Story, Lot #144, seconded the motion. President Miller adjourned the meeting at 8:00 PM.

**Respectfully submitted by**  
Sandra M. Johnson