

THESE MINUTES ARE UNAPPROVED FOR INFORMATIONAL PURPOSE ONLY SUBJECT TO CORRECTION

Apache Wells Board of Directors Meeting January 8, 2015

The meeting was called to order by President Peter Eikren at 8:00AM. 17 residents were in attendance.

Roll Call: Paul De Mond, Joe Atkinson, Bob Teague, Don Fourcade, Jim Tilbe, Donna Richardson, Tim Roach and Jim Callison were present. Community Manager Annie Colegrove was also present.

Approval of Agenda: A motion was made by Jim Tilbe, 2nd by Jim Callison to approve the agenda as presented. The motion was approved unanimously.

Minutes of Meetings: A motion was made by Joe Atkinson, 2nd by Don Fourcade to approve the December 4, 2014 Board Meeting minutes. The motion was approved unanimously.

Treasurer's Report: Donna Richardson presented the financial report ending November 30, 2014. The report will be filed for audit. Copies of the report are available to owners in the AWhA Office.

Activity Director's Report: Gail Fassett reported that most activities are sold out. Ten events are scheduled for January, eleven for February and seven for March. The Volunteer Appreciation Dinner will be held on March 9th and will feature the group "Anything Goes" who entertained the volunteers several years ago. Gail also announced that she is currently working on a Tribute to Ricky Nelson with the Palm Theater. New Year's Eve was a huge success and a sell out as were the Duttons, the Casino Bus Trip (almost), the Tourea x 2 tour, the Sunshine Acres tour and many took the Light Rail trip. More information on these and other activities are available in the January Roundup. A motion of appreciation for Gail Fassett's work as our hard working Activity Director was made by Jim Tilbe, 2nd by Tim Roach. The motion was approved unanimously.

Manager's Report: Annie Colegrove reported that the issue of under-age golf cart drivers needs to be addressed. This problem is of concern for insurance issues, driving on City of Mesa Streets and operating without a license. The woodshop has donated the ramp in the Maricopa Room to the HOA for use by the disabled. Our Association Voice Website has requested the possibility of using credit cards for payment of dues. Annie will look into this request. SRP has requested an easement on Shannon Way (Lots #210-217). A motion was made by Jim Tilbe, 2nd by Don Fourcade to allow Annie to check with our attorney and if he agrees allow her to grant the SRP easement on Shannon Way. The Board also is looking in to reestablishing the showing of movies. A survey of residents would be needed since this would require the purchase of a license that is needed to show them.

Committee/Club Requests:

Bob Teague reported that the Architectural Committee conducted 148 Transfer of Property inspections in 2014. This includes existing homes as well as new construction. Inspections are conducted prior to the sale of a home and involve an external check of the lot for any violations of our Architectural Control Rules and CC&R's. The committee also processed 207 Project Approval Forms in 2014. A 2015 calendar of meeting dates is available in the HOA Office where homeowners can also pick up the required paperwork. DO NOT start a project without approval. We anticipate a busy New Year!

Maintenance: Don Fourcade reported that routine maintenance continues to keep him busy. Plans are under way to repair the roof on the Activity Center. The current estimate for the repairs is \$50,000.

Arbitration: Joe Atkinson reported that five concern forms have been handled with one outstanding. A complaint which is yet to be resolved is a spotlight at the corner of Shannon Way and Leonora. A number of homeowners have complained that they are temporarily blinded by the bright light at night. See Section 3.20 on P. 12 of our CC&R's.

Nominating Committee: Jim Callison reported that ballots must be in to the HOA Office by 3:00PM on January 8th and will be counted on Friday January 9th. Candidates are Ken Levan, Thea Stalnaker, Ed McLaughlin, Tom Holdtackers and Mike McInturff. The top 3 vote candidates will serve a three year term. The new Board will be sworn in at the Annual Homeowners Meeting on January 13th. President Peter Eikren, Vice President Paul De Mond and Director Don Fourcade will be leaving the office. We thank them for their service.

Pool Committee: Donna Richardson reported that she is having difficulty getting the non-slip tiles that shed water and is hopeful they will be available soon. CAUTION SLIPPERY WHEN WET! Signs have gone up for safety. Pool users need to sign in when using the pool. Donna requests that homeowners and guests towel off before entering the building. The pool side shower is for showering before entering the pool, not the inside showers. Inside is for changing after swimming or exercising. A reminder, please avoid creating an "oil slick" in the pool from the heavy use of sun tan lotions. A new pool man has been hired.

Joint AWCC/AWHA Meetings: Jim Callison/Peter Eikren reported that joint meetings will be held monthly to discuss relevant issues. Donna Richardson, Jim Callison and Bob Teague will attend these meeting. The next meeting is January 14, 2015 in the AWCC Restaurant.

Unfinished Business:

1. **Fitness Center:** Tim Roach reported that the heater has been fixed in the Fitness Center, the swinging doors in the ladies changing area are now swinging in the correct direction and shower curtains have arrived. A motion was made by Donna Richardson, 2nd by Tim Roach to require only appropriate footwear with closed toes. The motion was approved unanimously. A motion on age restrictions in the Fitness Center was tabled and sent back to the committee for further study. A motion was made by Jim Tilbe, 2nd by Don Fourcade to have cell phone users leave the workout floor when using their cell phone. The motion was approved unanimously. A motion was made by Jim Tilbe, 2nd by Don Fourcade that no food or drink be allowed except for bottled water. The motion was approved unanimously. Monitors will be available in the workout area Monday and Wednesday from 8:00AM to 4:00PM to assist and answer questions through the month of January and possibly February if needed.
2. **Pickleball Courts:** Jim Callison reported that 2 courts 32x128 are planned. The cost with no lights would be \$45,500. Conduit for electricity would be installed for lights in the future. Our own volunteers could do the electrical hookups. Pouring of concrete could begin in early March. Bids will be required along with drawings. City of Mesa permits would then be required for the project which could delay completion. A holding pond might also be required. An 8-foot fence will be installed around the courts with two gates for players to enter the courts. A patio viewing area with seating would be available for spectators.

3. Use of Well: Peter Eikren reported that Beautification has requested use of the inactive well site in the parking lot to be used for storage of their equipment. Since the AWHHA owns the site, the request was approved.
4. Ownership of the Road behind the Activity Center: Peter Eikren reported that most of the blacktopped area is owned by the AWCC.

New Business

1. Handicap Doors: Joe Atkinson/Don Fourcade reported on installing handicap accessible doors. Dual opening doors would be installed at the Fitness Center and a single opening door would be installed at the HOA Office. Neither door has a post in the center. A motion was made by Joe Atkinson, 2nd by Jim Tilbe to approve the expense of installing two handicap accessible doors not to exceed \$10,500. The motion was approved unanimously.
2. Dumpster Use: Tim Roach reported on the use of the dumpsters located in the recycle area. Residents may use the dumpsters Sunday through Thursday. No dumping by residents is allowed Friday and Saturday since it interferes with the work of Beautification.
3. History of Apache Wells Book: Peter Eikren reported that resident historian Tom Finger has written a book on the history of Apache Wells. The book is to be published and will be available for sale. A motion was made by Tim Roach, 2nd by Don Fourcade to have the association cover the cost of publication.

Adjourn: A motion was made by Tim Roach, 2nd by Don Fourcade to adjourn the meeting at 10:20AM. The motion was approved unanimously.

Bob Teague, Secretary