

Apache Wells Board of Directors Meeting November 6, 2014

The meeting was called to order by President Peter Eikren at 8:00AM. 14 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: Joe Atkinson requested that Flood Control be added to the agenda. The additional item was added to the agenda. A motion was made by Don Fourcade, 2nd by Joe Atkinson to approve the amended agenda which was approved unanimously.

Minutes of Meetings:

A motion was made by Donna Richardson, 2nd by Jim Callison to approve the October 2, 2014 Board Meeting minutes. The motion was approved unanimously.

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

Activity Director's Report: Gail Fassett reported that she is back in her office now. Activities for November include Welcome Back, Craft Fair, Thanksgiving Dinner and Veteran's Day speaker. It was pointed out that Activity Complex rooms are being utilized for outside groups like Health Screening, Hospice Groups, SkyMed and others. A fee is charged for the room use which generates income for the association. December activity tickets are already selling including for New Year's Eve. In January Marty Haggard, son of Merle Haggard, will be featured in Apache Hall. Fundraisers serving food are popular with residents and could be used to raise money for rehabbing the ailing Activities Complex. Members of the Woodworkers Group have offered their expertise to help groups in planning for money making fundraisers.

Alcohol Policy Report: Peter Eikren reported that numerous rumors are flying around our community concerning this policy. The Board's attorney has updated us on the law as it applies to this issue. Nothing has changed, but the issue has been clarified. People using our common areas cannot exchange money for alcohol. In the past this was done at the Monday Happy Hour gatherings at the Gazebo. To do so puts our association at risk. A copy of the Alcohol in Apache Wells Common Areas policy is available in the office. Note: This item was an addition to the agenda.

Manager's Report: Annie Colegrove reported that a vehicle had crashed through the Recker wall at 3:00AM a week and a half ago, damaging the rear of a home on Barber DR. No one was injured. The young driver was uninsured. Repairs will be less than our deductible and will be made by a local mason. Damage to the home will be covered by the homeowner's insurance. Annie also reported that she has received additional management credentials over the summer. They are her CMCA (Certified Manager of Community Associations) and AMS (Association Management Specials) certifications.

Committee Reports/Club Requests:

Architectural Committee: Bob Teague reported that as of November 6th, 119 Transfer of Property inspections have been conducted. This includes existing homes and new construction. Also 153 Project Approval Request Forms have been processed by our committee. Residents can obtain a Project Approval Request Form available in the AWA Office, fill it out and return it to the office 3-5 days in advance of our next scheduled meeting. A calendar of scheduled meetings is also included in the Project Approval Request packet. Our Committee meets in the Hopi Room at 2:00PM on the 1st and 3rd Thursday of the month.

Maintenance: Don Fourcade reported that regular maintenance continues and the roof on the Activity Complex is slated for repairs with an estimate of \$60,000-\$70,000. Termites have been a problem in the past and will require monitoring. In addition there are minor odds and ends to address in the Fitness Center.

Arbitration: Joe Atkinson reported that the number of Resident Concern Forms is down 80% because they must now be signed. One alternative suggestion that has been offered would be to have members of the Arbitration Committee deal with the problem and sign the forms. Rats are also a big problem due to rotting fruit that has not been cleaned up.

Nominating Committee: Jim Callison (Chairman) reported the committee members are Paul De Mond (Board Advisor), Walt Winder, Oakey Long and Butch Knittel. Currently five homeowners have shown interest in running for the Board of Directors. Resumes and photos have been turned in to meet the Roundup deadline. Meet the Candidates night is December 16th from 7:00-9:00PM in the Maricopa Room. Ballots will be available that night with the remainder of the ballots mailed the following day. Candidates are Ken Levan, Thea Stalmaker, Ed McLaughlin, Tom Holdtackers and Mike McInturff.

Unfinished Business

1. Pickleball Courts: Peter Eikren and Tim Roach reported "Let's Do It!" A motion was made by Jim Tilbe, 2nd by Jim Callison to approve the construction of two Pickleball Courts at a commitment of up to \$75,000, including electricity on the third base side of the softball field. The motion was approved unanimously. WTM Construction, who built the Fitness Center, has put in a bid for two courts. Jim Bonnell has also expressed interest in serving as the general contractor for the project. All bids must be in by January 5th. The Board meets on the 8th of January to select a contractor.

New Business

1. Approval of the Budget: Donna Richardson and Peter Eikren recommended approval of the 2015 Budget. A motion was made by Don Fourcade, 2nd by Jim Tilbe to approve the 2015 AWA Budget as presented. The Budget was approved 8-1.
2. Flood Control: Joe Atkinson reported that several homes were flooded following the monsoon storms. A lengthy discussion followed on what could be done to alleviate this problem. It was agreed that this issue is the responsibility of the affected owners.
Note: This item was an addition to the agenda.

Adjourn: The meeting was adjourned at 9:05AM by President Peter Eikren.

Bob Teague, Secretary