

THESE MINUTES ARE UNAPPROVED FOR INFORMATIONAL PURPOSE ONLY SUBJECT TO
CORRECTION

APACHE WELLS BOARD OF DIRECTORS MEETING OCTOBER 8, 2009

OBSERVERS: Steve and Kaira Daughton #263, Cheryl Shadle #1147, Mickie Jung #1437, Bob and Judi Teague #196, Judy and Walt Stromme #91, Ron and Faith Engel #1017, Dee Miller #62, Lois Stevenson #1056, Gerry Kloefer #934, Pat and Leon Fourcade #11, Don Ryan #330, Barbara Otto #1465, Beverly Fourcade #299, Jim Dorrance #1183.

CALL TO ORDER: The meeting was called to order by Vice-President Paul De Mond at 8:15 A.M. Directors present were Paul De Mond, Carolyn Agee, Jim Bonnell, Don Fourcade, Ernie Shoults and Enga Bach, Executive Office Manager. Absent were Cheri Whalen, Sandra Johnson, Irv St. John, and John Seader.

AGENDA APPROVAL: A motion was made by Jim Bonnell, 2nd by Don Fourcade to approve the agenda with the additions under New Business: 4. Reserve Study, 5. New Resolution. It was approved unanimously.

MEETINGS MINUTES: A motion was made by Don Fourcade, 2nd by Ernie Shoults to approve the minutes of the April 2 Board Meeting, April 15 Homeowners Meeting, April 29, July 17 and August 11 Special Board Meetings. It was approved unanimously.

TREASURER'S REPORT: Enga read the report in the absence of Sandra Johnson. A motion was made by Jim Bonnell, 2nd by Don Fourcade to approve the Treasurer's Report as presented. It was approved unanimously.

ENGA'S REPORT:

- Need to update the office records on fair housing with a copy of a state or federal issued identification of one resident for each lot.
- TV and VCR from Room A and the TV from Room C have been donated.
- All baby items have been donated or disposed of as required.
- Delinquent accounts: five accounts in collection with the attorney and two properties in trustee sale.

COMMITTEE/CLUB REQUESTS:

- POOL: Jerry Kloefer reported the showers were resurfaced, new noodles were purchased, new water and electric was replaced along the new fence line, a new pump motor will be installed.
- EXERCISE ROOM: Don Ryan reported that during the summer 400-450 people used it monthly; new equipment was installed in June.

UNFINISHED BUSINESS:

- CC & R's and Bylaws review completed by the attorney.
- Audit is completed and available for residents to view.
- Traffic Study reported by Ernie Shoults.
- Tax Returns for 2006 and 2007 have been amended.
- Guidelines for hiring vendors and contractors: Must have signed contract by president or acting president, proof of Workers Compensation Insurance (or a signed waiver), and liability insurance.
- Insurance Coverage: The rates went down; volunteer coverage has been increased to \$25,000.
- Safety/Security: Jim Dorrance reported there were 22 Breaking and Entering incidents this summer. Combination locks have been installed in the Elson Building storage rooms. Recommend a picture of a speed limit sign on the front page of the Round Ups and in the Newsletters as a reminder to residents.

- Web site and e-mail address: Carolyn Agee reported the AWA web site will be enhanced. The new e-mail address is office@apachewells.com and media@apachewells.com.

NEW BUSINESS:

- Wall on Recker at Hermosa Vista: The north wall is illegal and needs to be cut back 30 feet and to 31 inches high from the ground. We are waiting for bids.
- Homeowners Meeting is October 13, 7:00 P.M. in Room A.
- Next Board Meeting will be November 12, 8:00 A.M.
- Reserve Study: 301 pages with a copy in the office for viewing. A printed copy is 15 cents per page or \$45.15 for the entire document. A CD copy will be \$20.
- New Resolution:

WHEREAS, by unanimous approval on March 11, 2009 at a Special Board Meeting of the Apache Wells Homeowners Board of Directors went on record in favor of having a Reserve Study done by Great Boards, and

WHEREAS, the Apache Wells Homeowners Association, Inc. Bylaws (Article X Section 3. Reserve Funds) states that "Assessment funds may be accumulated for future costs and expenditures of the Association, when it is considered financially prudent, and to the long term advantage of the membership;" and

WHEREAS, a Reserve Study was prepared October 5, 2009 by Great Boards, LLC with the intention that the recommendations be utilized as the Association's funding plan in budgeting annual capital and replacement expenditures; and

NOW, THEREFORE, BE IT RESOLVED by the Apache Wells Homeowners Association, Inc. Board of Directors in a monthly board meeting assembled this 8th day of October 2009 that the-Reserve Study be accepted and utilized as the funding plan for budgeting annual capital and replacement expenditures.

BE IT FURTHER RESOLVED that each year the Association set aside funds in a FDIC insured separate interest-bearing account to support capital or replacement items using the Reserve Study recommendations as a guide. This fund, while specified for capital and replacement expenditures, may advance and/or loan accumulated reserve funds to the operating accounts of the Association for annual maintenance or operating expenses as determined necessary by the Board of Directors.

BE IT FURTHER RESOLVED this Resolution replaces APACHE WELLS HOMEOWNERS ASSOCIATION RESTRICTED REPLACEMENT RESERVES RESOLUTION dated April 7, 1994;

This Resolution as adopted by the board of directors on October 8, 2009, shall be effective on October 8, 2009. A motion was made by Paul De Mond, 2nd by Jim Bonnell to approve the new resolution, which was approved unanimously.

ADJOURN: Because there was no further business, the meeting was adjourned at 9:27 A.M.

Carolyn Agee
Secretary