

Apache Wells Board of Directors Meeting April 5 & 6, 2012

Property Owners Concerns:

1. Bob Teague #196: What is the update on the "voting" on the CC&R's? Answer: approximately 580-590 Consent Agreements have been signed. Is there a deadline on turning in the Consent forms? Answer: no formal deadline. Since this is not an election, what has the attorney referred to it as? Answer: we don't have a term for it. Al will ask the attorney.
2. Doreen Heron #1138: Concerns with oil slick in the pool and spa; people disregarding rules. What can we do to control this? Answer: The pool service company and Security Patrol will be contacted for recommendations.
3. Norm Story #144: Pickle Ball is not being played without a net. Can an area in the retention pond south of the Library be set up for it?
4. Lois Stevenson #1056: Questions regarding duplicate CC&R's signed forms and how many are checking the files on it. Answer: Carolyn Agee is verifying the Consent Agreements and there will be an audit at the conclusion of the event, which there is not a definite date.

Call to Order: The meeting was called to order by President Al Folkins at 8:12AM. Eleven residents were present.

Roll Call: All directors were present. Enga Bach, Community Manager, was present.

Agenda Approval: A motion was made by Peter Eikren, 2nd by Paul De Mond to approve the agenda as amended to include Administration Building painting under Unfinished Business; Parking lot and Fitness Center under New Business. The motion was approved.

Minutes of March 1, 2012: A motion was made by Joe Atkinson, 2nd by Walt Winder to approve the minutes as written. The motion was approved.

Treasurer's Report: Peter Eikren presented the March report. It will be filed for audit.

Activity Director's Report: Gail Fassett was attending the Annual Directors Showcase event. She prepared an Activity Season 2011-2012 report, which was given to each Board member. Paul De Mond reviewed the report. The Classic Car Show will be Saturday, April 7; Easter Sunday Dinner on April 8; Tax Day Soup Kitchen on April 17.

Manager's Report:

1. Enga received a request to have the cart path behind the Activity Center swept twice a year. She has not received the cost figures from the company yet.
2. The softball teams will have the field renovated by leveling, properly spacing the bases, etc. The teams are paying to have it done.
3. \$838.12 was received from the recycling company for our participation in the Loyalty Program.
4. The blue Fiber Recycling bin program is for clothes that are no longer in wearable condition. The fibers are used in making insulation. We receive 5 cents a pound. We received \$8.50 for March.
5. When there is a regularly scheduled activity in a meeting room, but if Gail needs the room for an Association activity, it will supersede the scheduled activity. A motion was made by Al Folkins, 2nd by Joe Atkinson to allow any HOA activity to supersede any activity scheduled for the room needed. The motion was approved.

6. Enga requested Board members to fill in a form as to when they will be gone this summer. Also a signature card needs to be completed for the Alliance Bank account.

Committees/Club Requests

1. Fitness Center: Babs Bastedo, 2nd by Peter Eikren made a motion to allocate \$10,400 for the architect to complete plans. The vote was: yes-8, no-1. The motion was approved. Joe Atkinson presented an alternate plan drawing to Babs for the committee to review.

Unfinished Business:

1. Defibrillator: Carolyn Agee reported she has not heard back from the representative after informing him of the approval to a purchase. She will contact him again to arrange for a demonstration in the Fall before softball season begins.
2. Electronic Sign: Paul De Mond reported the bid is \$15, 600. \$15,000 was approved at the March 1 meeting. Enga and Paul feel it is important to have a graffiti cover on the sign. Paul made a motion, 2nd by Peter Eikren to allocate an additional \$1000 to cover the added costs. The motion was approved.
3. Administration Building Painting: Don Fourcade reported the final bid will be received soon. The committee that selected the colors would like additional painting on the Community Center. Information will be provided to the Board at a later date.

New Business:

1. Modified approach to Reserve Study and Fund: Peter Eikren reported the committee of Peter, Babs Bastedo, Don Fourcade, Al Folkins and Bob Brozovich met to review the 2010 study. They determined that \$340,000 is needed in the Reserve Fund. Peter made a motion, 2nd by Joe Atkinson to pay approximately \$136,000 to pay off the loan for the Administration Building from the Operating Funds. The motion was approved.
2. Office Procedure Review: Babs Bastedo presented Conclusions/Recommendations from the Office Procedures review and timeline.
3. Electronic Door Access: Babs Bastedo presented information from Paul Smith of Stanley Convergent Security Solutions regarding a security card reader locking system for six meeting rooms: Maricopa, Mojave, Hopi, Navajo, Pima and Zuni. Mr. Smith will do a "show and tell" Friday, April 6, 10:00AM.
4. Board to Board: Peter Eikren reported the first meeting of three HOA Board members with Country Club Board members was successful. The purpose is to discuss common concerns. The next meeting will be April 11.
5. Retro-fit lights: Don Fourcade and Ken Kunkel are researching new lights for the parking lot.
6. Letter from Norm Story: A motion was made by Al Folkins, 2nd by Babs Bastedo to issue a key to Norm Story for the Mojave Room in the Community Center for people to play ping pong more often than during office hours. The motion was approved. Norm Story will have the key during the winter season and Tom Sims will have it during the summer.
7. Parking Lot: Joe Atkinson reported concrete is cracking and breaking in the recycle area. A motion was made by Joe, 2nd by Don Fourcade to repair the area. The motion was approved.

The meeting was recessed at 9:48AM to reconvene at 10:00AM Friday, April 6.

Friday, April 6, 2012

The Board Meeting reconvened at 10:00AM. No residents attended.

Directors Present: Paul De Mond, Carolyn Agee, Babs Bastedo, Joe Atkinson, Lola Daniels and Don Fourcade. Enga Bach, Community Manager, was present. Absent were: Al Folkins, Peter Eikren, and Walt Winder.

Paul Smith of Stanley Convergent Security Solutions gave a presentation on the Brivo System, a centrally controlled card access system. A technical support person was online showing the software for the system. Following discussion, it was decided to include the Hopi, Maricopa, Mojave, Navajo, Pima, and Zuni meeting rooms and the 2 pool gates and the 2 doors to the Fitness Center in a card access system. Other companies will be contacted regarding their systems.

Don Fourcade received the bid of \$5901 to paint the Administration Building. A motion was made by Don Fourcade, 2nd by Paul De Mond to allocate the extra funds to equal the bid. The motion was approved.

Adjourn: With no further business, the meeting was adjourned at 11:30AM to go into Executive Session.

Carolyn Agee
Secretary