

## **Apache Wells Board of Directors Meeting December 5, 2013**

The meeting was called to order by President Al Folkins at 8:00AM. 13 residents were in attendance.

Roll Call: Paul De Mond, Bob Teague, Pete Eikren, Don Fourcade, Donna Richardson and Lola Daniels were present. Joe Atkinson and Jim Tilbe were absent. Community Manager Annie Colegrove was also present.

Approval of Agenda: A motion was made by Donna Richardson, 2<sup>nd</sup> by Don Fourcade to approve the agenda as presented. The motion was approved.

### Minutes of Meetings:

A motion was made by Pete Eikren, 2<sup>nd</sup> by Don Fourcade to approve the November 7, 2013 Board of Directors meeting minutes as written. The motion was approved.

A motion was made by Donna Richardson, 2<sup>nd</sup> by Paul De Mond to approve the November 20, 2013 Special Meeting minutes for Budget Approval as written. The motion was approved.

Treasurer's Report: Pete Eikren presented the report ending October 31, 2013. Copies of the report are available to owners in the AWAH Office during regular office hours.

Activity Director's Report: Gail Fassett, who has been working from home, was welcomed back by the Board. She reported that 10 events, which includes a New Year's Eve Stage Show, are planned for December. Only 6 events have been planned now for January, but plans are to book more. There are currently 4 events in February and 4 events in March that have been booked. Planning for April is also underway. Gail thanked all the volunteers who helped out during her absence.

Manager's Report: Annie Colegrove reported that 91 members have returned to Apache Wells since our November 12<sup>th</sup> Homeowners Meeting. The office has been dealing with confused homeowners since the mailing of the 2014 Budget. We have been explaining to them that the 2013 monthly dues of \$49 will increase by \$3 to \$52 per month for 2014. Some owners were worried that the 2014 dues would be \$101 (\$49+\$52) per month.

### Committee Reports:

Election Schedule – Bob Teague reported that the Meet the Candidates Night will be held on December 17<sup>th</sup> at 7:00PM in the Maricopa Room. Ballots will be passed out to attendees. On December 18<sup>th</sup> the remaining ballots will be mailed out to homeowners. January 9<sup>th</sup> will be the Final Election Day. All ballots are due in the Administration Office by 3:00PM. The ballots will be counted on January 10<sup>th</sup>. On January 14<sup>th</sup> the Annual Meeting will be held in the Maricopa Room where the new Board of Directors will be sworn in.

Architectural Committee Report – Bob Teague reported that to date 155 Transfer of Property inspections have been conducted. In some cases a home will be inspected more than once before a sale is finalized. Thru October, 132 transfer fees have been collected. Currently there are 6 builders constructing new site built homes around the community. The ACR&P Committee meets on the 1st and 3rd Thursday from November to April. To date 129 project approval request forms have been submitted and approved which includes new homes. Copies of the ACR&P calendar for 2013-14 are available in the AWA Office.

Maintenance – Don Fourcade reported that with the recent rains, he has been dealing with leaks, planning for a new roof on the library, flooding due to overflowing toilets in the Navajo Room at Thanksgiving and regular maintenance of our common buildings.

Shriners Wheels Flea Market – Annie Colegrove reported that Shriners Wheels Flea Market will be held on March 1<sup>st</sup> from 8:00AM to 1:00PM. The parking lot would be closed during this event.

#### Unfinished Business:

1. Aquatic/Fitness Center – Al Folkins reported that the project continues to await the needed permits. Some work on the site has been undertaken. City of Mesa has located the waterlines. The footprint of the building has been excavated in preparation for compacting the area. Recent rains have put that effort on hold. SRP has installed an electrical box. Homeowners currently have access to a hot tub in the pool area and workout facilities at the Mojave Room.
2. Pickle Ball Courts – Pete Eikren reported that planning for 2 courts continues. Location of the courts has not been decided.

#### New Business:

1. Keys for the Activity Rooms – Don Fourcade and Pete Eikren reported that keys are a major headache. There are too many in circulation. Who should be responsible for keeping track of them? Alternatives to keys have been explored, but the problem of items missing from the Activity Complex rooms is a real problem. Several of the rooms have expensive equipment. Accountability for losses is a problem. It was recommended that our attorney draw up a document to address this problem.
2. Reserve Fund – Pete Eikren reported that some confusion exists as to the purpose of the Reserve Fund. He read Section 7.18 of our CC&R's. Currently that amount is \$588. For 2014 that amount will be \$624.

#### Items Too Late for Agenda:

Stampede Fundraiser sponsored by Overbeck Homes will be held on March 8<sup>th</sup>. Details to be announced.

Adjourn: A motion was made by Donna Richardson, 2<sup>nd</sup> by Don Fourcade to adjourn the meeting at 9:50AM. The motion was approved.

Executive Session followed.

Bob Teague, Secretary