

THESE MINUTES ARE UNAPPROVED FOR INFORMATIONAL PURPOSE ONLY SUBJECT TO
CORRECTION

Apache Wells Board of Directors Meeting April 2, 2015

The meeting was called to order by President Jim Callison at 8:00AM. 16 residents were in attendance.

Roll Call: Ken Levan (Conference), Bob Teague, Donna Richardson, Jim Tilbe, Tim Roach, Joe Atkinson, and Ed McLaughlin. Thea Stalnaker was absent. Community Manager Annie Colegrove was also present.

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

Minutes of Meetings: A motion was made by Jim Tilbe, 2nd by Joe Atkinson to approve the March 5, 2015 Board Meeting minutes. The motion was approved unanimously.

Treasurer's Report: Donna Richardson presented the financial report ending February 28, 2015. The report will be filed for audit. Copies of the report are available to owners in the AWA Office.

Activity Director's Report: Gail Fassett reported that it has been a wonderful season of activities. April events include an Easter Potluck, the Shriners Steak Fry, Monastery Tour, Medicare Basics, Dental Seminar and Singles Social at Flancer's. A Mother's Day Potluck is planned for May 10th. Details are available in the April Roundup. The Activities Office will be closing on April 20th. Gail can be reached through the Office email.

Manager's Report: Annie Colegrove reports that
___ Homeowners will soon be able to make credit card dues payments through our AWA website. The cost will be \$1.95 per transaction for debit/credit and \$1.00 for each e-check. U.S. cards with American accounts will be accepted. No foreign cards can be used. There is no cost to the AWA.

___ Problems with the 2015 Directory have, for the most part, been corrected. Homeowners need to check their information and contact the office if changes are needed.

___ The Wells have contacted Falcon Field to request that the flightpath of aircraft be re-routed to the open areas to the northeast.

___ During the summer the AWA Office will be closed from 12:30PM to 1:00PM from May through September.

___ There will be no home delivery for the May Roundup.

Architectural Committee Report: Ken Levan reported that to date 64 Project Approval Requests have been processed and 41 Transfer of Property Inspections have been conducted. May through October the committee will only meet on the 3rd Thursday of the month.

Maintenance: Tim Roach reported that general maintenance is ongoing.

Arbitration: Joe Atkinson/Ed McLaughlin reported that there 44 weed concerns outstanding.

___ Many of these concerns do not have phone numbers in the Directory. The office has provided phone numbers for the unlisted residents. Attempts to contact owners and rectify these problems is an ongoing effort.

___ The fountain at the entrance to Apache Wells was hit by a car in 2014. The crash resulted in a fatality. A person called the office and said that the fountain had not been properly fixed. The fountain will be examined by the caller, Don Fourcade and Ed McLaughlin.

Fitness Center: Tim Roach reported that he has had no complaints on the facility and that everyone using the new Fitness Center is happy. Several upgrades are being considered.

Pool Committee: Donna Batten reported that POOL CLOSED signs are being posted. The pool will be closed from Thursday April 2nd to Monday April 6th for maintenance. It will be drained, cleaned and repairs will be made to any cracks or other damage.

Budget & Finance Committee - Proposed change to CC&R's, Section 6.9: Ed McLaughlin discussed a proposal to change and amend 6.9 on page 19 of the Fourth Amended and Restated Declaration of our CC&R's for Apache Wells dated July 17, 2012. Other options are being considered to accomplish the goal of repairing or replacing the Activity Center.

Unfinished Business:

1. Pickleball: Jim Callison reported that construction is currently underway on 2 Pickleball courts.
2. Policy and Procedures Manual: Ken Levan reported that a preliminary draft for review, comments and recommendations was distributed to Board members, Committees and the Community Manager on March 16, 2015. Six committees have returned their input while ten committees have yet to respond.
The proposed schedule for implementation is:
 - ___ April 2015: Additional comments and recommendations
 - ___ October 2015: an Interim Draft
 - ___ November 2015: a Final Draft
 - ___ November 2015: a Final Draft for Board approval
 - ___ January 2016: Distribute the manual to Board and Committee Chairpersons
3. Expertise Roster: Ed McLaughlin reported that volunteers with special skills, talents, interests and abilities would be added to a master resource list.
4. Handicap Accessible Doors: Joe Atkinson reported that the Library doors will be replaced with Handicap Accessible Doors with panic bars. A motion was made by Jim Tilbe, 2nd by Tim Roach to replace the Library doors with Handicap Accessible doors with panic bars. The motion was approved unanimously.

New Business:

1. Funds Transfer to Reserves: Donna Richardson reported that the Chase account has nearly \$1,000,000. FDIC will insure a bank for up to \$250,000. Due to the FDIC requirement, funds were transferred to reserve accounts at 1st Citizens Bank, Mutual of Omaha and Alliance Bank, each insured by the FDIC.

2. Activity Center Building Condition: Jim Callison reported that we are currently examining the condition of the Activity Building for numerous problems. These include termite damage, structural damage due to old support beams, water infiltration from the weight of the solar panels on the roof and numerous other structural issues that are being assessed by experts in the field. A motion was made by Ed McLaughlin, 2nd by Joe Atkinson to spend \$600 for an inspection of damage to the interior walls. The motion was approved unanimously. Input from residents will also be solicited. Copies of the Babbitt Nelson Engineering survey are available to homeowners in the AWHHA Office.
3. Real Estate Loan Payoff: Joe Atkinson reported that he has looked into ways that the Association can save money. He recommended paying off the loan on the Fitness Center. A motion was made by Ed McLaughlin, 2nd by Donna Richardson to table the plan to pay off the Fitness Center until we know the extent of the damage to the Activity Center and the costs of repair or replacement. The motion was approved unanimously.
4. Library Roof Replacement: Tim Roach reported that WTM Construction, Inc has offered a bid of \$15,627.03 to repair the Library roof. WTM would offer a 5 year contractor's warranty. A motion was made by Donna Richardson, 2nd by Jim Tilbe to have WTM Construction, Inc. repair the Library roof at a cost of \$15,627.03. The motion was approved unanimously. A copy of the details of the bid is available to homeowners in the AWHHA Office.

Items too late for Agenda:

Relocation of Dumpsters to Higley/McDowell lot was tabled

Adjourn: A motion was made by Jim Tilbe, 2nd by Donna Richardson to adjourn the meeting at 9:25AM. The motion was approved unanimously.

Bob Teague, Secretary