

Apache Wells Homeowners Meeting October 14, 2014

The meeting was called to order by Vice President Paul De Mond at 7:00PM. 49 residents were in attendance.

Agenda: A motion was made by Walt Winder #1429, 2nd by DJ Martin #0836 to approve the agenda as presented. The motion was approved.

Directors Present: Paul De Mond, Bob Teague, Don Fourcade, Tim Roach and Jim Callison.
Directors Absent: Jim Tilbe, Peter Eikren, Donna Richardson and Joe Atkinson. Community Manager Annie Colegrove was also present.

Vice President's Welcome: Paul De Mond welcomed homeowners back for the first Homeowners Meeting of the new season and that he was pleased with the large turnout.

Secretary's Report: Bob Teague - A motion was made by Kitty Ragusa #1029, 2nd Charlotte Greco #1544 to approve the April 8, 2014 Homeowners Meeting minutes as written. The motion was approved.

Treasurer's Report: Jim Callison presented highlights of the financial report. Copies of the August 31, 2014 report were on the reverse side of the agenda and will be filed for audit.

Activities/Recreation: Gail Fassett reported that her regular office hours will begin in November. Upcoming events include: Flu Shot Clinic, Photo Contest, Veterans Day Speaker, Welcome Back, and Craft Fair. Check in the HOA Office or on the Gazebo Bulletin Board for a complete list of activities, dates and details. Volunteers are always needed to help support upcoming events.

Architectural: Bob Teague reported that to date, 113 Transfer of Property inspections have been conducted. This includes existing homes as well as new construction. Inspections are conducted prior to the sale of a home and involve an external check of the lot for any violations of our Architectural Control Rules and CC&R's. For more information on violations refer to our 2014 AWA Directory. Also for 2014, 138 Project Approval Request Forms have been processed by our committee. We continue to request that residents 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 next meeting is scheduled for this Thursday October 16th. Our Committee meets in the Hopi Room at 2:00PM. New home construction numbers from January 2012 to October 2014 show 54 new homes in our community. There is a building boom in Apache Wells and it will likely continue.

Maintenance: Don Fourcade reported that routine maintenance continues. This includes replacing light bulbs and other required repairs. The Activity Complex roof continues to be of concern due to its age and current condition. Sometime in the future what we affectionately call the "Strip Mall" will have to be replaced. Bids will be sought for its replacement.

Beautification: Steve Daughton thanked all of the summer volunteers for their efforts. The ladies who help out are greatly appreciated. Weeds are currently being sprayed in the common areas.

Arbitration: Jim Callison reported that parking violations are a problem. A work trailer and an RV had to be moved. Weeds continue to be a problem. Window coverings (Styrofoam) are also considered an open invitation to thieves.

Nominating Committee: Jim Callison reported that four, possibly five homeowners are interested in running for the Board of Directors in 2015. Members of the committee include Jim Callison (Bd. Adv/Chairman), Paul De Mond (Bd.Adv), Oakey Long, Walt Winder and Butch Knittel.

Volunteer of the Month: Ron Griffin was honored for his work with the Beautification trim crew and doing odd jobs for homeowners unable to hire a professional.

Security Report: DJ Martin thanked the summer patrol for working many consecutive days from May thru September 2014. Activity summary: 273 Doors and Gates, 19 Alarms, 8 Solicitors, 23 Welfare Checks, 9 Suspicious Activity, 2 Vandalism, 2 Thefts (golf carts and chargers), 3 Vehicles versus Mail Boxes, 2 Wind Damage and 1 Recovered Vehicle. Javelinas are in the area. They have poor eyesight and don't like dogs. Do Not Feed Them!

Old Business:

- Status of Aquatic/Fitness Center: Paul De Mond reported that the Aquatic/Fitness Center is up and running. To date over 520 visitors have checked out the new facility. Additional equipment has been purchased. Al Folkins, Steve Daughton, Jim Bonnell and Don Fourcade were recognized for their efforts.
- Pickleball Courts: Tim Roach reported that two pickleball courts will be constructed along the third base side of the softball field. Construction is expected to start soon.
- Alcohol Policy: Paul De Mond reported that A.R.S. 4-244(1) states "It is unlawful to buy for resale, sell or deal in spirituous liquors in Arizona without a license duly issued by the Arizona Department of Liquor Licenses and Control Board." Per advice of our Association's attorney: It is legal to have BYOB gatherings in the gazebo and meeting rooms, it is legal for a private party to serve free food and free alcohol to their invited guests and it is legal for groups to serve alcohol to their members at potlucks as long as no money is exchanged or collected for that alcohol, event or anything associated with that event. Complete information on this policy, including a form to fill out for events, is available in the AWHHA Office.

New Business:

- 2015 Directory: Annie Colegrove reported that in 2015 a new publisher is needed for our directory. Valhalla Community Magazines of Chandler has been chosen by the board to publish the 2015 Apache Wells Homeowners Association Directory.
- ADA Compliance (Doors/Pool): Don Fourcade reported that he will be looking into solutions and costs for the Association to become ADA compliant.

Open Forum:

___ Pat Fourcade #0011 thanked the Board for having the floors in the common areas cleaned and polished during the summer.

___ Charlotte Grecco #1544 has observed that the grout around both the pool and the hot tub is coming loose. Steve Daughton Lot #1385 explained that maintenance on the pool and hot tub is planned.

Adjourn: A motion was made by Pat Fourcade #0011, 2nd by Faith Engel #1018 to adjourn the meeting at 7:45PM. The motion was approved.

Bob Teague, Secretary