

Apache Wells Homeowners Meeting October 8, 2013

The meeting was called to order by President Al Folkins at 7:00PM. 53 residents were in attendance.

Agenda: A motion was made by Linda Rusay #1042, 2nd by Rose Laughlin #1076 to approve the agenda as presented. The motion was approved.

Directors Present: Paul De Mond, Joe Atkinson and Bob Teague.

Directors Absent: Jim Tilbe, Peter Eikren, Lola Daniels, Don Fourcade and Donna Richardson. Community Manager Annie Colegrove was also present.

President's Welcome: Al Folkins 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 Charlotte Grecco #1544, 2nd Tim Roach #211 to approve the April 9, 2013 Homeowners Meeting minutes as written. The motion was approved.

Treasurer's Report: Al Folkins presented highlights of the report in the absence of Treasurer Peter Eikren. Copies of the August 31, 2013 report are available in the office.

Activities/Recreation: Karren Folkins presented the report in the absence of Activities Director Gail Fassett. Deadline for the Photo Contest is November 1st. The winning photo will be featured on calendars and note cards that will be for sale during the Craft Fair on November 30th. The Welcome Back is scheduled for November 8th from 9:00AM to Noon. Bingo begins November 6th. A Route 66 Slide presentation is scheduled for November 19th. The Arizona Swing Kids Patriotic Show is planned for 7:00PM on November 23rd. Complete details on all activities are in the current October Roundup and later in the November Roundup.

Arbitration: Joe Atkinson reported that it has been a good summer; weeds were kept at a minimum due to the lack of rain. The new green dumpsters in the recycle area now have large signs to help homeowners put their recyclables into the correct dumpsters. Also there are plans to scrape and repaint the old beautification dumpsters.

Architectural:

1. A calendar of upcoming Architectural Committee meeting dates is now available in the main office. November through April the Committee meets on the 1st and 3rd Thursdays at 2:00PM in the Hopi Room of the Administration Building. From May thru October the committee meets only once per month. Homeowners should check the Committee's calendar for meeting dates during that time of the year.
2. Homeowners are reminded that they need to get approval for any exterior changes they plan to make to their homes prior to beginning a project. Forms are available in the office and should be returned several days prior to a scheduled committee meeting.
3. Currently 6 home builders are active in our community. They are Overbeck Homes, Shelter Southwest, Bodine Construction, LRW Development, Mike Foster Custom Homes and Friesland Capital.
4. There have been 110 Transfer of Property fees paid through August 13.
5. There have also been 95 project approvals submitted which includes new homes.

6. So far this year a total of 118 Transfer of Property inspections have been conducted. That is up from 109 in all of 2012.
7. Before a property can be transferred, an exterior inspection of the property must be done for violations of our Architectural Control Rules and Policies. These can be found in your Apache Wells Directory on Page 15.

Maintenance: Al Folkins presented the report in the absence of Don Fourcade. Several of our common buildings have roofs that are leaking and require attention soon and numerous light bulbs have been replaced with energy-efficient ones.

Election Schedule: Meet the Candidates Night will be held on December 17 at 7:00PM in the Maricopa Room. Ballots will be passed out to attendees. Remaining ballots will be mailed on December 18. Ballots must be in to the office by 3:00PM on January 9 and will be counted on January 10. The Annual Homeowners Meeting will be held in the Maricopa Room on January 14 at 7:00PM where the 3 new Board members will be introduced and the new Board will be sworn in.

Volunteer of the Month: Annie Colegrove presented a plaque to Karren Folkins for all the things she does for our community.

Security Report: D. J. Martin reported that this past summer was the quietest he has seen. There were no break-ins, only the theft of some copper and the wheels from a Chevy Camaro. He reminded homeowners to report gypsy contractors in our community without permits; install motion lights at their homes and don't let unknown persons into their home. He attributes the lack of problems to Blackstone Security who patrol from 11:00PM to 5:00AM.

Old Business: Aquatic/Fitness Center Status: Al Folkins reported that due to a lengthy holdup on the permitting process and needed changes to the plans, the new building is behind schedule. He predicted that once the permits are in hand, construction would commence and the building could be completed in 4-5 months. In the meantime the temporary Fitness Center will be in the Mojave Room of the Community Center for use by our residents.

New Business: Al Folkins reported that Jim Bonnell and Steve Daughton have been working on a plan to build 2 Pickle Ball courts in an available open space adjacent to the Softball Field and East of the Doggie Park. Jim Bonnell has surveyed and marked the location. A do-it-ourselves estimate is \$25,000-\$30,000 for 2 courts excluding lighting. For more information, contact Jim or Steve.

Open Forum: A number of questions and comments were offered by homeowners. Topics included - Use of the new and old AWCC wells; that most stick built homes are sold prior to construction and that there are a few spec or model homes. Access to the temporary Fitness Center in the evening was requested by a homeowner and Security said they would handle securing the building. A homeowner complimented the Board on the way our community is run which drew a round of applause from the audience.

50/50 Raffle: Doug Agee #415 was the winner of \$34.

Adjourn: A motion was made, 2nd to adjourn the meeting at 7:45PM. The motion was approved.

Bob Teague, Secretary