

**APACHE WELLS HOMEOWNERS ASSOCIATION MONTHLY MEETING
TUESDAY, MARCH 11, 2008 – 7PM**

PROGRAM: Bev Fourcade and the members of the Hummingbird Quilter Club presented to the AWHO Board of Directors a quilt called "Navajo Sunrise" that the group made which is to be displayed in the Administration Building. The quilt is in memory of the quilters the group has lost since its inception. President Bing Miller thanked the group in behalf of the Homeowners Association.

CALL MEETING TO ORDER: President Bing Miller called the meeting to order at 7:03 PM.

APPROVAL OF AGENDA: President Miller read the proposed agenda for the meeting. A motion was made by Bob Heaton Lot #1577 to approve the agenda. Jim Tilbe Lot #922 seconded the motion. No discussion. Motion carried.

INTRODUCTION OF DIRECTORS: Cheri Whalen, 1st Vice President; Tom Finger, 2nd Vice President; Sandra Johnson, Secretary; Irv St. John, Treasurer; Don Fourcade, Director; Jim Bonnell, Director; Jo Gregory, Director; and Ernie Shoults, Director.

MINUTES OF LAST MEETING: President Miller asks the membership to waive the reading of the minutes of the last meeting and approve them as posted. Val Pasula Lot #1120 made a motion. Sharon Tilbe Lot #922 seconded the motion. No discussion. Motion carried.

TREASURER'S REPORT: Irv St. John gave the Treasurer's report. A motion was made by Steve Daughton Lot #263 to approve the report as presented. Marv Larson Lot #848 seconded the motion. No discussion. Motion carried.

Beginning Checking Balance	\$219,329.49	Saving Account Balance	\$13,644.87
Deposits	53,590.95	Interest	6.54
Disbursements	78,156.47		
Ending Checking Balance	<u>\$194,763.97</u>	Ending Savings Balance	<u>\$13,651.41</u>
		2 CDs @ \$50,000.00	\$100,000.00

Total Operating Funds:

Beginning Balance	2/1/08	\$332,974.36
Ending Balance	2/29/08	\$308,415.38

Total Reserve Fund-CD \$ 50,000.00

Irv St. John reported that two additional CDs were purchased in order to earn additional interest. One CD has a 6-month term and the other a 9-month term. He then reviewed a few of the larger expenditures for the period. They were as follows: New soffits on Admin. Building \$13,022.00; Asphalt path along golf course behind the strip mall \$22,300.00; Deposit on the Volunteer Dinner \$1,200.00; Sidewalk from horseshoe pit to softball field \$1,155.00.

COMMITTEE REPORTS:

Swimming Pool: Jo Gregory reported February was a busy month. In February there were 1662 users signed in. Total for January and February was 2893. Thanks to Mickie Jung for keeping track of sign-ins. New pool furniture allowed in this year's budget would not be order until fall due to a summer storage issue. Thanks to Don Fourcade we passed the Fire Dept. inspection. Thanks to Jim Bonnell we have a garbage dumpster for pool/exercise room areas. Thanks to Morning pool ladies for keeping the blue line area cleaned. Special thanks to Bruce Clement. Steve Daughton informed Jo that we have saved about \$20,000.00 over the last two years in gas therms by having our solar system. Beautification has been taking very good care of the pool area. During the Country Club demolition the pool will be protected and kept as clean as possible. There will further updates as time progresses. Remember pool rule – there are no children under 3 years old allowed in the pool.

Please sign in, put floaties back in storage area and please use garbage cans. Volunteers are needed during summer to help with pool. Hot tub to be covered under Old Business.

Exercise Room: Cheri Whalen reported the exercise room ceiling has been repaired, the walls painted, the carpet cleaned, and non-functioning treadmill replaced. Exercise committee continues to look at equipment improvements. Committee members present were introduced: Colleen Maccachern and Bobby Golden. Dorie Ray will watch over the operation during the summer months. Cleaning crew was replaced and now using some new cleaning products. Report concerns to Bobby Golden. 932 members signed in February and 16 guests. Please remember to sign in when using the exercise facility. A new card reader on the outside door has been ordered by Don Fourcade and will be repaired soon. Committee is looking at equipment upgrades, but there are not sufficient funds in the exercise budget unless there are savings from other areas that could be re-allocated for those improvements. Shower room is in distressed condition and that will be discussed under Old Business.

Architectural: Jim Bonnell stated there were nine home sales in February. Not too many projects going on and everyone is turning in work requests. Things are going well.

Maintenance: Don Fourcade reported we received the final okay on the Fire Dept. inspection. The workout room is completed. Painting of shower rooms is delayed until other work is completed in there. He and Jim Bonnell did some work in the pump room and added lighting in alley to help with security. The tripping hazard in front of the strip buildings has been resolved by installing a new cement pad.

Activities: Bev Fourcade reported it has been a busy month. There are several farewell parties planned. The Colorado picnic had to be rescheduled due to scheduling problems. The Shingles clinic is scheduled for March 9th from 10 – 11AM. There will be another one next year but not yet scheduled. Hopefully next year there will be seminars on health and safety, investments for the elderly, and Medicare plans. Also looking at setting up a walking club next year. Weight Watchers will be starting again in the fall. The Volunteer dinner was a success. Approximately 10,000 volunteer hours for 2007 were reported which result in an enormous savings to members of community. Library is having a non-perishable food drive during month of March. Proceeds to go to Mesa Food Bank. Sandra Johnson informed the audience of the Wood Shop Pancake and Sausage Breakfast to be held on Saturday, March 15th from 7 AM to 11 AM. A free will offering will be taken to raise funds to purchase a cutting edge safety saw. Bev reminded the members of the Art Show to be held Saturday and Sunday in Room A with an ice cream social on Sunday afternoon.

Beautification and Arbitration: Tom Finger reported 23 year-to-date complaints filed with 6 still open. Mostly yard violations. Weeds will continue to be a problem as long as residents let them grow and go to seed. Be sure to line up a reliable summer caretaker to keep control of weeds and trash. RESIDENTS BEWARE!! Use caution with solicitors knocking on doors offering to do repair work. Many require money up front and fail to return or do poor quality work. If it sounds to be good to be true it probably is. Avoid anyone asking for money before doing the work!!! Apache Wells no longer has a Consumers Group for residents to get referrals for reliable service people. Volunteers are needed to start another consumer advisory group to provide this valuable information. Ferrell cats are still a problem in the area. Call Joice Lange at 830-8425. Beautification has problem with weeds in common area. Weed Service is in area to take care of them. Thanks to Carol Schneider, she is the Beautification idea person. Let her know you appreciate her efforts. The horseshoes pit areas are cleaned up and ready for whatever improvements would benefit everyone. The trim crew will be back on duty soon. They have been helping with other priority projects. We appreciate the residents breaking down cardboard going into the recycle dumpster. Thank you. Phonebooks can be put into newspaper bin.

Publicity: Ernie Shoults stated the new phone books have been distributed. Stop at the office if you did not receive one. Happy Easter!

*President Miller commented on the cost to residents when a homeowner with an architectural violation refuses to comply with the CC&Rs thus forcing the Board to resort to litigation. Last month our legal fees were approximately \$10,000.00. The cost is a minimum of \$1,200.00 to go

through the proper steps to get to a final notice. That is not the cost if it goes to court to be resolved. Please encourage your neighbors to comply with rules before filing a complaint because this money could be well spent in other areas of the community rather than on attorneys to work on our behalf.

Security Report: Don Martin reported security activities: one stolen vehicle was recovered; a man wandering around on Snead not located; ran teenagers out of the fountain before soaping; sick or wounded coyote (stay away from these animals to avoid injury); couple house alarms; two sets of golf clubs stolen (one recovered); lots of garage doors open; wellness checks; and lady on 56th street that Fire Dept. and Police Dept. handled. The Chili Feed served 583 people. Everyone had a good time. Thank you for supporting us the Chili Feed. Spring break brings in children and grandchildren so please observe the 25 mph speed limit. These are city streets and require licensed drivers. Do not allow your children or grandchildren to drive golf carts if they are not licensed. Joan England Lot #575 questioned handling unattended dogs. The City of Mesa will pick them up if the animal is corralled. But, Mr. Martin stated at this time we have no recourse because we do not want to put our people in danger in attempting to restrain an unknown animal. Pres. Miller thanked Security for helping with today's election.

OLD BUSINESS: President Miller informed the membership that the court case filed by 90 or so Apache Wells residents has been settled. The settlement will be recorded within the next couple of days. The election today to amend the special assessment bylaw did not pass, as it required a 2/3 vote. The vote was 735 Yes and 414 NO. A total of 1149 votes cast. The bathroom facilities in the pool/exercise facility will be completed by the end of April. The current condition is deplorable so the upgrades are definitely needed. The Management Research Committee will be finalized soon. This does not mean we are going to hire a management company. The Committee will do the proper research and get input from other communities in order to make a recommendation to the Board. The Board will then make a decision if this is the route the community should take. The attorneys' final review of our bylaws has been received. The CC&Rs are still being reviewed. Once completed a committee will be established to begin working on them. Bids on the Hot Tub have been obtained. The matter was tabled at the last Board meeting pending further clarification on the bids. This will be voted on at the March 20th meeting in order to proceed on that.

NEW BUSINESS: President Miller reported that at the last Board meeting Summer Security was discussed. He asked the members for a show of hands in favor and against retaining additional security for the upcoming summer season. Further explanation of the services and the cost was given. Additional research will be done before a final decision is made.

OPEN FORUM: Pres. Miller opened the meeting for members to make comments or ask questions. Clint France Lot #1268, Commented that more Security volunteers are needed and residents should be more observant of the activities in their areas. George Riesen, Lot #1389 questioned the ratio of golf club members to non-members on the Board and why a minority group is running the community? Four directors golf, but all are homeowners and all were elected. Earl Isakson, Lot #865 commented he is annoyed by a few people who are trying to reduce the value of his home in Apache Wells and that he is a neophyte golfer who is annoyed by those who say he is not a homeowner. He is a homeowner and proud of it. Jim Tilbe, Lot #922 stated he was disappointed in the vote and the limitation it puts on the Board and the community to get things done. He thanked the Board for a job well done and stated he felt they have everyone's best interest at heart. He requested the community get behind the Board 100% to bring this community together. Don Martin, Lot #836, commented on small number of summer security volunteers, the extensive hours needed for coverage, and the appearance of closed up residences that entice problems.

Barb Otto, Lot #1465, pointed out in this country majority rules, that is a majority of those who get out and vote. Our cities, our states, and our national government are run by the majority of those who get out and vote by ballot or in person. It is impractical to expect otherwise of any group especially a homeowners association where more are gone more time of the year than are here. Penny McClinton, Lot 1163, voiced an issue with the pool. Spring break brings children and grandchildren. She noted many rule violations by these guests. She asked residents to review all the pool rules with their guests before giving them their pool card. Jim Brockman, Lot #713, questioned

the Board if they have an alternative approach in mind since the bylaw amendment failed or would you consider polling the residents for some options. President Miller stated the Board would welcome any options or input that would be provided. Irv St. John commented he felt we would not be able to get any special assessment passed if major funding is needed for the buildings. Our only recourse would be to raise the monthly assessments and to set monies aside for future spending rather than have future residents pay for improvements. Cheri Whalen commented that Arizona State legislature would be coming out in July with a reserve requirement for homeowner associations. We don't know the dollar amount but the purpose is for future improvements and the money has to be raised from somewhere. She also commented on the election and that in some point in the future the community may see the need for a special assessment to preserve the community assets. Jim Bonnell stated he believes that we could get the required number of votes needed to pass a special assessment if the need and the cost were palatable to the community. He stated he was a homeowner who owns a golf certificate but does not golf and felt we need a community hall and a fitness center. Ernie Shoults made some comments on the original community project and the real estate market. Jim Brockman, ended with his comment that if a vote were taken today for a community center at a reasonable price he felt it would have passed. Liz Mangini, Lot #1541, stated that the new bylaw committee will be looking at the bylaws and can take another look at the one which did not pass and come up with a different way to handle that voting procedure. Be optimistic and let the committee take a look at it. Dave Ranum, Lot #563 commented on organizations that go by Robert's Rule of Order. Initiatives can be passed if it appeals to enough of the people. Bev Fourcade, Lot #299. Stated she felt obstructionists are running the community. She would finish the two events she has planned and then will no longer be a volunteer. President Bing Miller commented that the Long Range Planning Committee did not lie to the residents of Apache Wells. The building that the Country Club is building does not compare with what had been planned for the homeowners. There is no fitness center, the hall is half as big, and the elevations and exterior are much cheaper. To set the record straight it is not the building we were designing previously. A question written by Sharon Chambers, Lot #277 wanted to know the cost for attorneys reviewing proposed by-law changes. Pres. Miller will have the office staff research the amounts spent but estimate the figure to be \$5,000.00 to \$7,000.00. Attorneys do not come cheap, \$250. to \$350. per hour. Her other question is, Do we have money in the budget to cover this? Yes, we have \$60,000.00 allocated for legal expenses. Pres. Miller had hoped we would be able to use that money in the park for the benefit of the residents rather than paying for attorney fees. As an example, a dispute with a homeowner who refuses to comply with the bylaws and CC&Rs costs the HOA anywhere from \$1,200.00 to \$1,500.00 to take legal steps to resolve the issue. We hope there would be better mediation to avoid these costs; if the homeowner would comply it might cost them \$500. We would prefer to resolve the matters without going to court. Velma Brown, Lot #137, gave a bit of her history in the park. If the nay Sayers would have had their way there would be no exercise room, the women wouldn't have twice as many showers as the men, and the softball field wouldn't be owned by the homeowners. We spend too much time listening to the nay Sayers and it is time to change that. President Miller commented on another question by Sharon Chambers, which asked whether we should limit how many changes can be made for a period of time. He assumed she was referring to the CC&Rs and bylaws. If you change one it may affect another so they all have to be reviewed at one time which we are attempting to do. Being no other public comment the Chair would welcome a motion to adjourn. Win Hinman, Lot#1362 made a motion to adjourn. Jim Tilbe, Lot #922, seconded motion. No discussion. Meeting adjourned at 8:15 PM.

Respectfully submitted by,

Sandra Johnson, Secretary