

Apache Wells Homeowners Meeting March 12, 2013

The meeting was called to order by 1st Vice-President Paul De Mond at 7:00PM. 52 residents were in attendance.

Agenda: A motion was made by Sharon Tilbe #922, 2nd by Jim Callison #1086 to approve the agenda as presented. The motion was approved.

Directors Present: Paul De Mond, Joe Atkinson, Bob Teague, Donna Richardson, Jim Tilbe. Peter Eikren, Lola Daniels, and Don Fourcade. Al Folkins was absent. Community Manager Annie Colegrove was also present.

President's Report: Paul De Mond recognized Teri Nasett for her work on the association's website and assisting in the office with the training of new employees.

Community Manager's Report: Annie Colegrove reported that the 2013 Directories will be available soon and informed homeowners that Karyn McCullough is our new Office Assistant.

Secretary's Report: Bob Teague - A motion was made by Charlotte Grecco #1544, 2nd by Pat Fourcade #11 to approve the February 12, 2013 minutes as written. The motion was approved.

Treasurer's Report: Peter Eikren presented the report for February which was projected on the large screen. Fund raising has been going well with over \$50,000 donated so far towards the new Fitness Center. Homeowners are encouraged to donate what they can in this effort. The report will be filed for audit.

Activities/Recreation: Gail Fassett reported that she has been trained on the Electronic Sign and shared a list of upcoming activities that include on-site \$5.00 massages, Pickleball demos, a book signing, CPR class, health presentations, Easter Bonnet luncheon, Easter Potluck, a Tribute to George Strait Show, Gordy & Debbie Show in Apache Hall, Food Drive, Photo Contest, Classic Car Show, and details for unlicensed crafters to participate in our November Craft Fair. Additional details are in the March Roundup.

Arbitration: Joe Atkinson reported that there were 6 concern forms filed and all were settled except one. Problems continue to exist in the recycle area resulting from items being thrown in the wrong dumpsters. The dumpsters are clearly labeled as to what goes where. Homeowners need to make sure that their recyclables are deposited only in the appropriate dumpsters.

Architectural: Paul De Mond reported that Jim Callison has joined the Architectural Committee. There were 18 inspections in January, 10 inspections in February and 7 inspections to date in March for a total of 35 Transfer of Property inspections. The ACR&P Committee meets on the 1st and 3rd Thursday of each month at 2:00PM in the Hopi Room to approve homeowner projects. Homeowners were reminded that 48 hour advance notice is needed on requests to allow for on-sight visits by a committee member.

Beautification: Don Fourcade reported that an outside company has been hired to spray all of the common areas due to the recent heavy rains and rapid growth of weeds. Two new sidewalks have been installed at the Community Center. Our hard-working volunteers continue to keep our community looking good.

Maintenance: Don Fourcade reported that replacement of old lighting with energy-efficient lighting is complete and no inspection was required. Bids are being taken on the termite problem in the Activity Complex. Enclosing of the new electronic sign is complete. The Library has a leak in the roof which will eventually require a new roof sometime in the future.

Website: Jim Tilbe reported that the “Hit” counter continues to show an increase in the number of visitors and homeowners who are visiting www.apachewells.com, which is an indication that the “How to” hints in the Roundup are working. Homeowners are encouraged to check and edit their contact information on the members’ side of the site. Visitors and homeowners can now read the Roundup online which can lead to outside advertising and sales of real-estate.

Volunteer of the Month: Gail Fassett offered congratulations to Jim Tilbe for his work promoting the Apache Wells Website, work in the Computer Lab, service on the Board of Directors and giving of his time to many other community activities.

Security: DJ Martin thanked the residents for their support of the Security Chili Feed which raises money for their operations. Many homeowners are unaware that the Security Patrol is a volunteer organization solely supported by donations. In the last month there were 36 doors and gates left open, 2 alarm responses, 2 suspicious activity, 1 solicitor complaint and 12 welfare or resident checks.

Old Business:

- **Bylaw Changes:** Paul De Mond reported the changes to the Bylaws will tie in with the CC&R’s that were approved in 2012. Changes in the Bylaws were made with the help of our attorney Charles Maxwell. There will be an informational Q&A meeting on March 27th at 7:00PM in the Maricopa Room. Information on the voting process is included in the Bylaws/Voting Packet that each owner will receive. Voting will be by mail or in person in the AWA Office during regular business hours. A locked ballot box will be available. Voting will end on April 19th at 3:00PM.
Question: Gail Fassett #494 asked if approval of the amended Bylaws would be the same as the approval for the CC&R’s.
Answer: No. The deadline is April 19.
Question: Jo Gregory #875 asked what percentage would be required for approval.
Answer: Approval would require 2/3 affirmative of those voting.
- **Status of Aquatic/Fitness Center:** Paul De Mond reported that we should have some firm pricing by next week. Pete Eikren stated that donations are being solicited and that the Construction Committee has met, reviewed drawings which are back with the architect, which will then go to the engineers and electrical contractors. Information will then go to the city and then on to contractors for bidding. Once we get the bids we will then know where we are and when we will be able to go forward.

New Business:

- **Termites in the Activity Center Bldg:** Don Fourcade reported that there is significant termite damage in the Activity Complex. He plans to get several competitive bids from exterminating companies and select one to treat the problem.
- **Graffiti & Removal:** Don Fourcade reported that some additional graffiti has been reported and will be removed by a professional. The removal process is difficult due to the porous nature of the walls. Cost estimate for removal approximately \$230.
- **Unsightly Sale Signs:** Paul De Mond reported that poorly constructed SALE signs are becoming an eyesore in our community and need to be discouraged.

Open Forum: No questions or comments from homeowners.

50/50 Raffle: Don Fourcade was the winner of \$42 which he donated to the building fund.

Adjourn: A motion to adjourn was made by Faith Engel #1018, 2nd by Pat Lizzo #1215 to adjourn the meeting at 7:45PM. The motion was approved.

Bob Teague, Secretary