

PROPOSED Basic Payment Options for Financing the Building Project

The Community Long Range Planning Committee has proposed a number of options for homeowners to finance this proposed building project. The committee has proposed a plan

to fit every circumstance of each homeowner, no matter what his/her income level is.

The committee believes strongly that this should be a 'pay-as-you-go' project; each homeowner should pay for only the period of time that they use the new facility. In other words, it is proposed that there would be a monthly fee only for the period of time that you are a homeowner in this community.

Option 1 Proposal - Pay-As-You-Go:

Pay a monthly fee based on a 20-year payment schedule. When you transfer or sell the property, the new owner picks up the payments where you left off. You only pay for the amount of time that you own the property. The amount of this payment would never change over

the 20 years. It is completely separate from our regular monthly dues.

The committee also realizes that there are some people in our community, who are living on small fixed incomes. For those who qualify, there would be a plan for these people as well.

Option 2 Proposal - Deferred or Extended Payment Plan:

For those who qualify for this option, no payments at all need to be paid until the property is transferred. At the time of transfer, the amount that hasn't been paid up to that time will be due. The new owner of the property would then begin making payments for the remaining period of time.

An independent third-party would be used to determine who can qualify for this option.

Option 3 Proposal - One Time Payment:

Some homeowners may choose to pay their share of the cost immediately, thereby avoiding interest costs.

Those who have chosen to pay monthly or to have extended payments would have the option to pre-pay at any time without penalty.

There may be other options offered, but the basic proposals are listed here. If these basic payment options are accepted, no one will be forced to sell their home or have an obligation that they cannot meet. Of course, each type of proposed payment plan must meet all legal requirements before it is adopted.

Letter

The following is a copy of Don Gaughan's statement at the December 12, 2006 Homeowners meeting:

Good Evening. My name is Donald M. Gaughan, Lot #1369. Before I begin I would like to say it was painful for me to write this letter, because it is not my nature to do so. Last weekend, I had such a miserable three days because of all the inaccuracies and lies being circulated about our community, Apache Wells. I had to vent!

Also, some of what is contained in this message was in the Homeowners Letter published today, but I wrote mine first. The Homeowners is either confirming my statements, or I am pre-empting theirs.

Anyway, my name is Donald M. Gaughan and I am celebrating 20 years of being a homeowner in Apache Wells—20 years in Beautification, one term on the Homeowner Board, Chairman of Architectural & Maintenance Committees, and Chairman of the Library Building Commit-

tee.

My comments tonight are directed to Walt Stromme, Chairman, Judith Teague, Co-Chairman, Karen Olsen, Secretary, Dee Miller, Treasurer, and Gene Wedie, By-laws – all from the S.A.W. group. I am very disappointed, not disgusted with the actions of your S.A.W. group. You have made statements or allowed them to be promoted without correction, statements and/or information that have no factual basis – such as:

1. The Board paid \$8,000 for a new golf cart for the Apache Wells Security.
2. Jack Gordon is building houses too big.
3. The Bank Building purchase was illegal.
4. Brian Johnson pledged the Elson Building, Swimming Pool, etc., as part collateral for the purchase of the Bank Building.
5. There is a Variable Interest on the Bank Building loan.
6. The Bank Building was purchased for private offices.
7. The Board meets in private. You also wanted to impeach the Board — for what?

Early last spring, before much of the aforementioned, I was at a gathering when Mr. Stromme said he would call everybody – the Johnson Boys had to be stopped. For what reason?

I constantly hear, We and They, or Us and Them. We do not have sides – Apache Wells is a neighborhood – Open meetings, published minutes, published budgets, etc. There is no they or them!

Apache Wells is run by volunteers, elected by the community – by you! I respect your right to seek change to continually strive to make Apache Wells a better community – but **DO IT RIGHT!**

I served on the Nominating Committee this year. Not one of the S.A.W. members submitted their name for consideration. We, the Nominating Committee, worked diligently to get candidates and the bios, etc. for the Nov. 10th deadline to have them published in the Dec. 1st Roundup. That same date, Nov. 10th, one of your members was seeking signatures to get one of your officers on the ballot and this was after

the office had closed on the 10th. I know that two of your members, Dec Miller and Lois Stevenson, are well aware of Roundup deadlines.

Finally, the letter in the Tribune, by Bob and Judith Teague, on Dec. 11th has me totally baffled. Again, it is a misstatement of facts other than having our dirty laundry in front of the whole East Valley, I fail to see its purpose! The meeting last week, by the Long Range Planning Committee was very informative. They announced the Dec. 18th meeting to explain Finances, etc. Couldn't your letter wait till then, and then be published "in house"??? I am sure you could – you managed to inform the community of your candidates running for office! I am confident your letter really helped our home values!!

I do not always agree with all decisions made by the leadership of the community. I was shot down several times while on the Board, but we were doing our jobs that we were elected for. Apache Wells continues to be a great place to live. To the S.A.W. group, I say "Do it right. Be part of US, not THEM!"