Minutes of Open Session

Present: Board Members: Patricia Bambridge, Glenn Dickenson, Joe Giumette, and Cathy McDaniel (via teleconference). Also present were Nancy Klinger, Controller, Jim Welch, Executive Director, Clif Sawyer, representing the Budget & Finance Committee, and Michael Underwood of Paramount Landscaping

Excused Absence: Mark Brown

Call to Order: With quorum requirements met, board member Joe Giumette called the meeting to order at 6:00 p.m, by approval of the board.

Approval of Prior Minutes:
Glenn Dickenson moved, Patricia Bambridge seconded to approve the July 23, 2013, minutes as presented. Motion carried 4-0.

Homeowners/Others Comments:
There were no questions or comments from any members or attendees.

Committee Reports:

Landscaping Committee
Michael Underwood of Paramount Landscaping addressed the board and gave an overview of landscape activities for the past month, including:

- Storm damage clean-up is one week ahead of schedule, crews are removing approximately 30 tree stumps per day, and damaged water lines are being repaired.
- In the process of trimming damaged limbs from approximately 400 trees.
- Crews are back to basic maintenance which includes raking gravel, removing debris, etc.
- Erosion issues are being addressed, drains are cleaned, and inspections done weekly.
- Overseeding at the recreation centers and common area lawns will begin soon.

Budget and Finance Committee
- Patricia Bambridge moved, Joe Giumette seconded to accept the committee’s recommendation and approve the January 2013 – March 2013, and the July 2013 financial statements as presented. Motion carried 4-0.
- Patricia Bambridge moved, Glenn Dickenson seconded to accept the committee’s recommendation and approve rolling over the September 2013, $50,000 reserve CD for another year, and to approve investing $100,000 in new reserve money for a two year period. Motion carried 4-0.
- There were no investments in the operating account this month due to accounting of storm damage insurance reimbursements.

Teleconference with Cathy McDaniel ended at 6:20pm.
• Joe Giumette moved, Patricia Bambridge seconded to accept the committee’s recommendation and approve the draft “b” year 2014 budget as presented. Motion carried 3-0.

• Joe Giumette moved, Glenn Dickenson seconded to accept the committee’s recommendation and approve the year 2014 annual assessment rate, leaving it at the same $300.00, and also approve the maximum annual assessment of $367.57 (which is 5% above the year 2013 maximum annual assessment) as permitted in the governing documents of the association. Motion carried 3-0.

Architectural Review Committee (ARC)
There were no questions regarding the August 2013 meeting.

Items Requiring Board Approval or Discussions:

• Glenn Dickenson moved, Joe Giumette seconded to approve designating $13,000 for upgrading the office computer and server system, and to approve the Black & Associates bid for outside IT support and for their knowledge of our TOPS (database) software. Funds would come from those originally designated for the block wall project at the vacant lot. Motion carried 3-0.

• Joe Giumette moved, Patricia Bambridge seconded to move any remaining funds originally designated for the proposed block wall at the vacant lot back into the designated unrestricted fund account. Motion carried 3-0.

• Joe Giumette moved, Glenn Dickenson seconded to adopt a resolution approving the executive director the authority to initiate self-help clean-ups on properties that are out of compliance and the homeowner has failed to respond to HOA violation letters. Motion carried 3-0.

• Glenn Dickenson moved, Joe Giumette seconded to hold the September 2013 board meeting on September 17, 2013, which is one week earlier then the normal meeting date, due to a schedule conflict. Motion carried 3-0.

Executive Directors Report of Completed and Pending Projects:

• Annual Meeting Information – Meeting will be held on October 15, 2013, at the Pecos Community Center, as Grace Inn is not taking reservations due to their on-going hotel renovations.

• New Arizona HOA Laws for 2013 – New proposed HOA law SB1454 effective September 13, 2013, states that a designated representative from a management company (or self managed HOA) must have approval from the board to record a lien, and must be a certified legal document preparer. Both these requirements are obtainable by staff.

• Recreation Center 1, Basketball Court Refinishing – Completion date was originally scheduled for the end of July but has been pushed back a few weeks due to maintenance staff working on storm damage clean up.

• Storm Report/Damage Updates – Welch updated the board on current storm related work.

Community Association Manager’s Report:
There were no questions or comments regarding the property manager’s report.

Adjournment: With no further business to discuss or questions regarding the community, Glenn Dickenson moved, Patricia Bambridge seconded to adjourn the meeting at 6:54 pm. Motion carried 3-0.
Denise Anderson, Acting Secretary, by approval of the Board, submitted August 27, 2013.