Minutes of Open Session

Present: Board Members: Mark Brown, Glenn Dickenson, Joe Giumette, Nancy Klinger, and Cathy McDaniel via teleconference. Also present were Jim Welch, Executive Director, Liz Johnson, Controller, Patricia Bambridge, and Clif Sawyer representing the Budget & Finance Committee, and homeowners Kerstin Ziesmer and Vicky Elleray.

Call to Order: At the request of the Board President, Board Vice President Mark Brown called the meeting to order at 6:01 p.m.

Approval of Minutes:
Glenn Dickenson moved, Nancy Klinger seconded to approve the May 22, 2012, minutes as presented. Cathy McDaniel and Mark Brown abstaining. Motion carried 3-0.

Homeowners/Others Comments:
Paint Color Variance
Joe Giumette moved, Nancy Klinger seconded to deny a house paint color variance requested by a homeowner. Motion carried 3-2.

Paint Color Variances:
The board agreed any paint requests deviating from the already approved paint color list cannot be staff approved. Retired paint colors no longer offered, but previously approved, can be displayed by staff to homeowners who want to repaint with the same retired color if currently on their homes. Jim Welch to inform the architectural review committee that the board will not be approving paint colors outside the current approved list, and to update the current architectural request paint form to avoid any confusion on future approvals.

Committee Reports:

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

- Spot watering on distressed plants to avoid overwatering.
- Spraying for nut weeds in common area lawns.
- Removing two Palo Verde trees infested with beetles.
- Future installation of an additional water meter at recreation center 1 to avoid paying sewer costs on common area irrigation.

Glenn Dickenson complimented and thanked Michael Underwood and his crew on their work.

Cathy McDaniel teleconference call ends at 6:20.

Budget and Finance Committee

- Nancy Klinger moved, Joe Giumette seconded to accept the committee’s recommendation and approve the May 2012 financial statements as submitted. Motion carried 4-0.
• Nancy Klinger moved, Joe Giumette seconded to accept the budget and finance committee’s recommendation and invest $300,000 in CDs or a money market account ranging from a 12 month - 36 month period as presented on the quote recommendation sheet. Motion carried 4-0.

Architectural Review Committee (ARC)

• There were no questions or comments regarding the ARC.

Fourth of July, Ad-Hoc Committee

• The date is set for Wednesday, July 04, 2012, 8 am, at recreation center 3, off of Thunderhill.
• All activities, games, helpers, pool monitors, insurance requirements, etc., are a go.

Items Requiring Board Decisions, Approval or Discussions:

Resolution for Vacant Land

Joe Giumette moved, Nancy Klinger seconded to adopt the vacant land resolution, as amended, to conform with requirements in the CC&R’s of the association. Motion carried 4-0.

Executive Directors Report of Completed and Pending Projects:
The board was updated on the following projects:

• Recreation Center 1, Pool Deck Repairs, etc. - The repairs included several areas of pool decking, touch up painting, among other items. All work was completed in a professional and timely manner.
• Tennis Court Maintenance - Ready to start in mid July for tennis court surface repairs and other tennis maintenance items in need of attention.
• Upcoming Summer/Fall Newsletter - A newsletter is scheduled and will be included with the annual meeting mailing to save on cost. A draft will be sent to the board prior to mailing for review.
• Water Drainage Letters - Reminder drainage letters have gone out to homeowners who back to the hillside preserve on Rock Wren, Rockledge, Desert Trumpet, Cathedral Rock, 36th Place, Thunderhill, and 37th Place.

Property Manager’s Report:
The board had no questions on the monthly property manager’s report.

Adjournment: With no further business to discuss, Nancy Klinger moved, Joe Giumette seconded to adjourn the meeting at 7:11 pm. Motion carried 4-0.

Denise Anderson
Acting Secretary, by approval of the Board, submitted June 26, 2012